HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: October 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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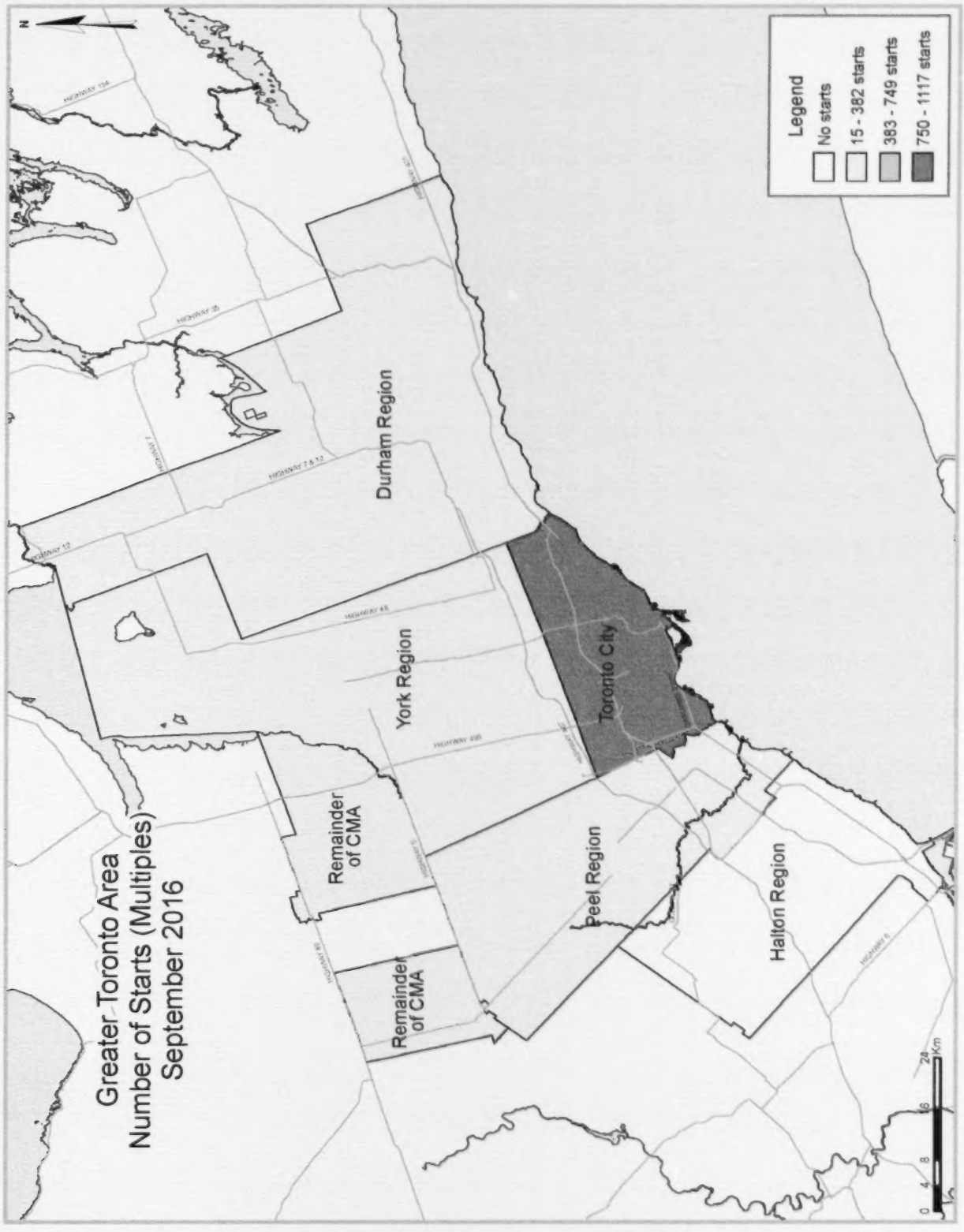
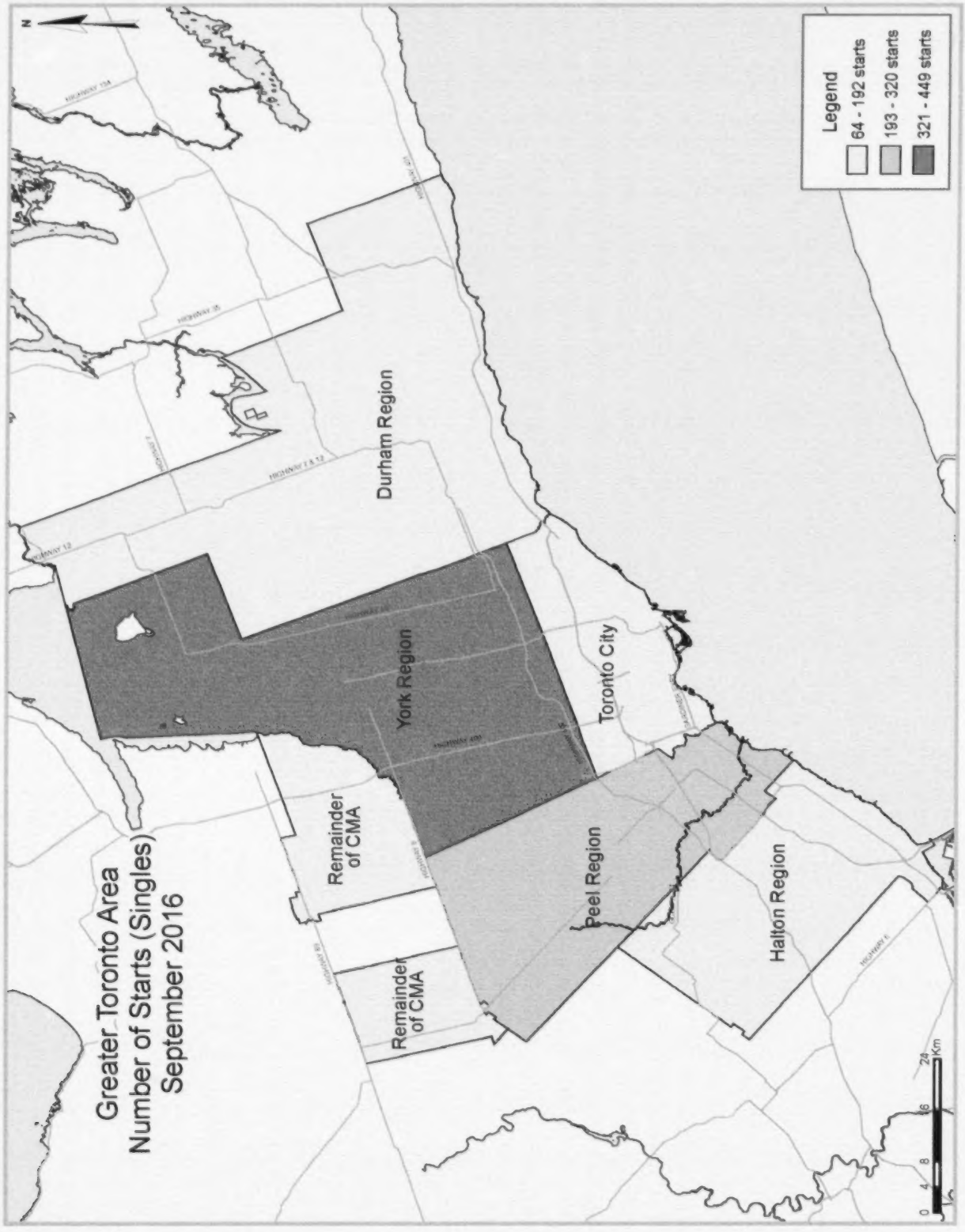
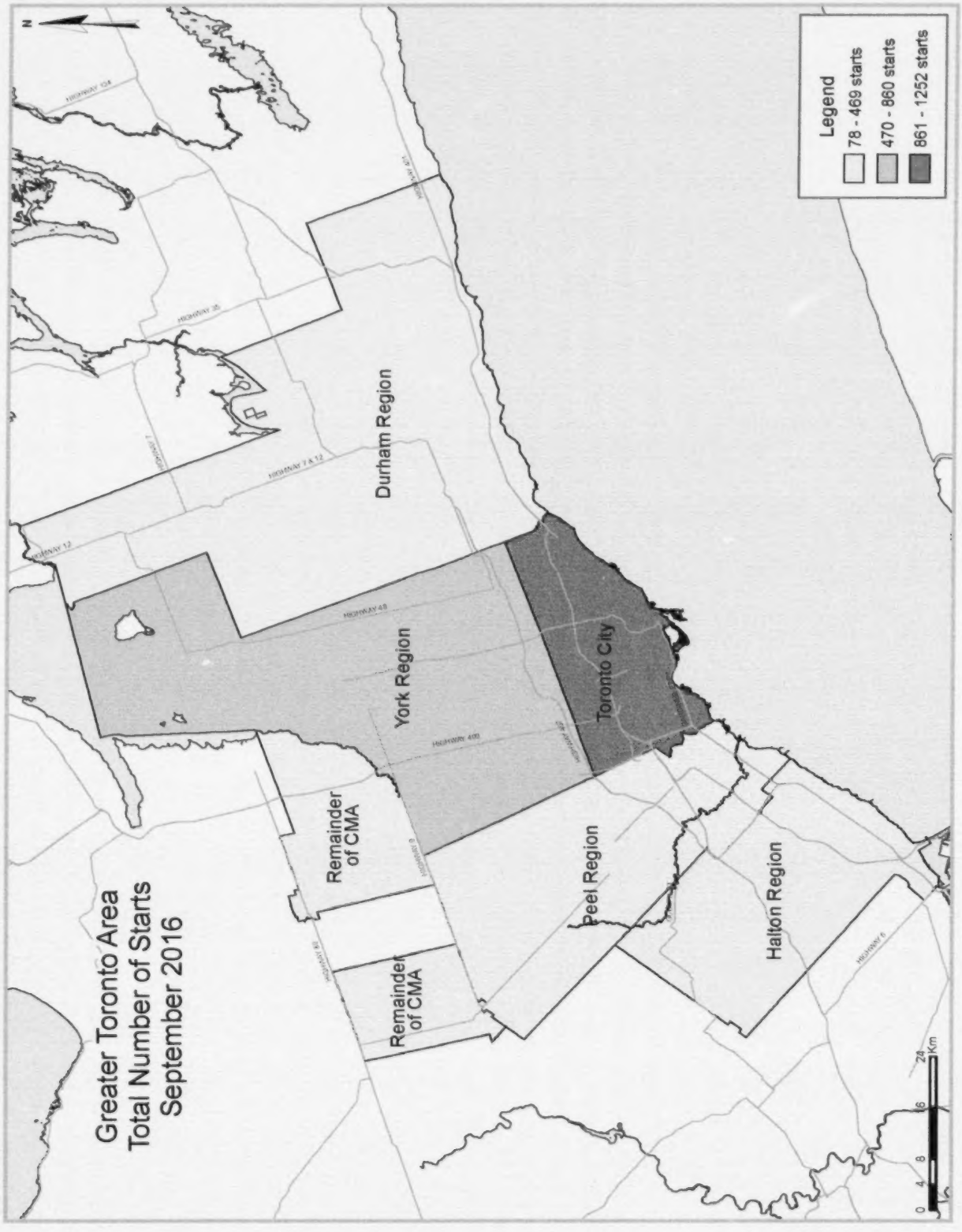
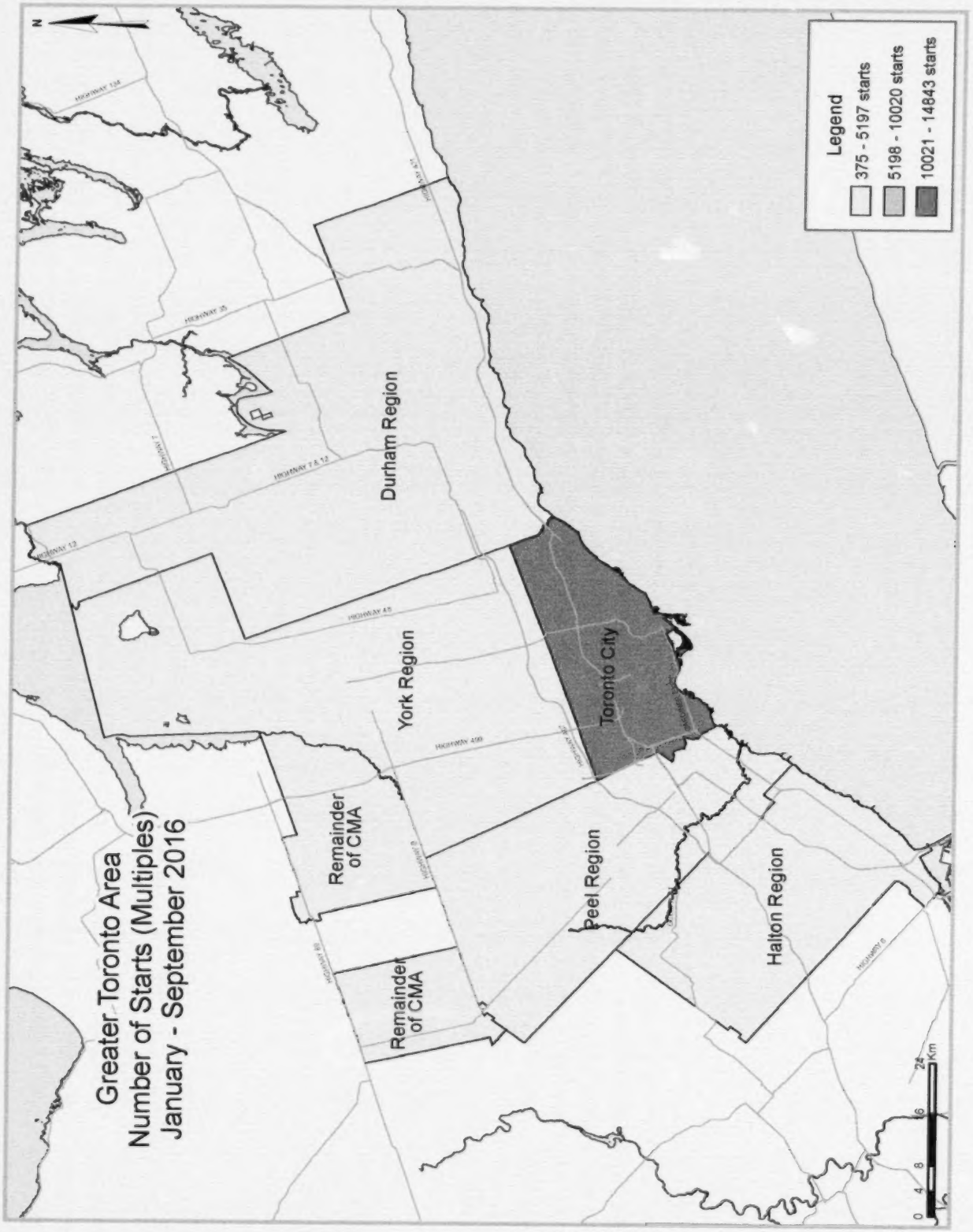
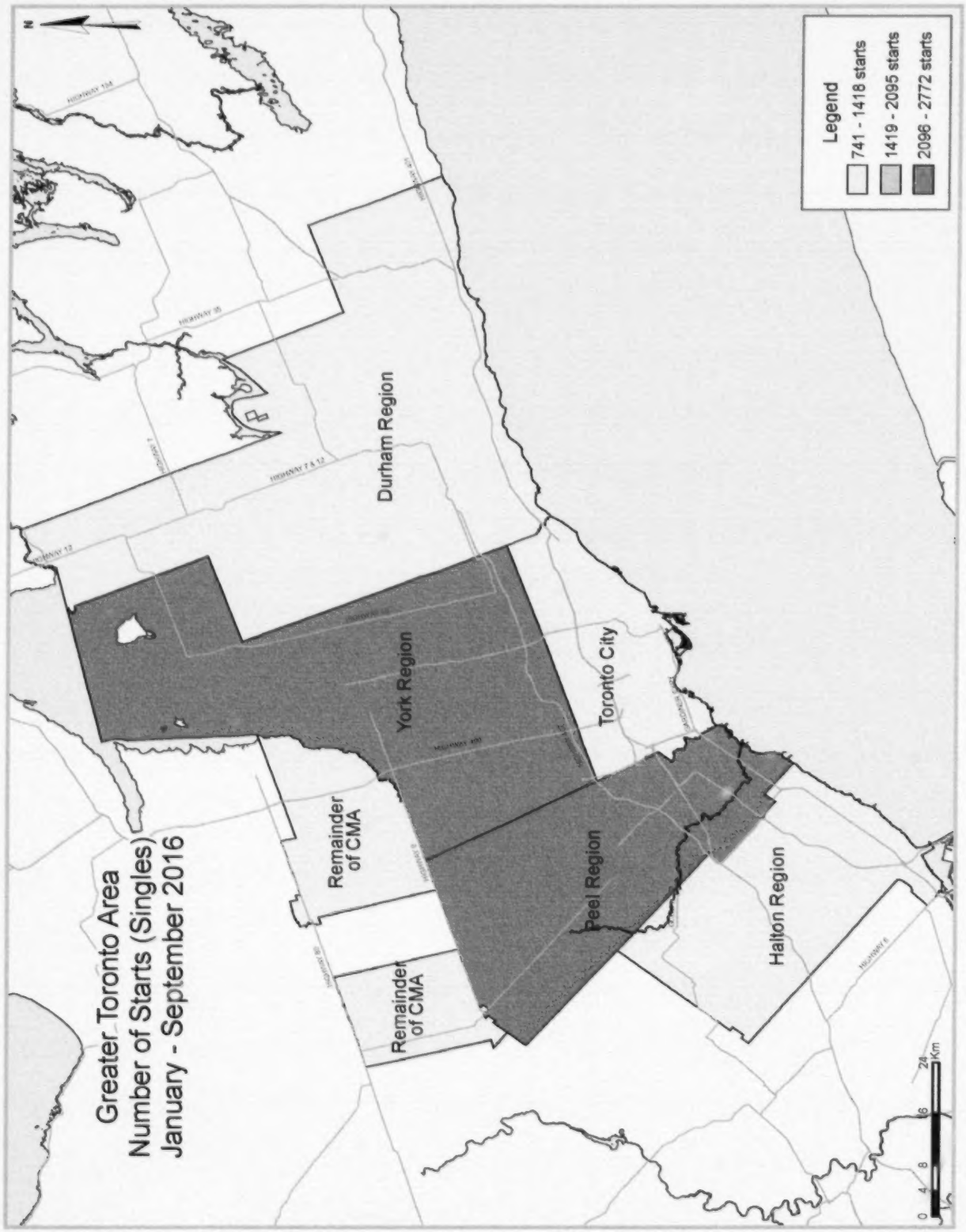
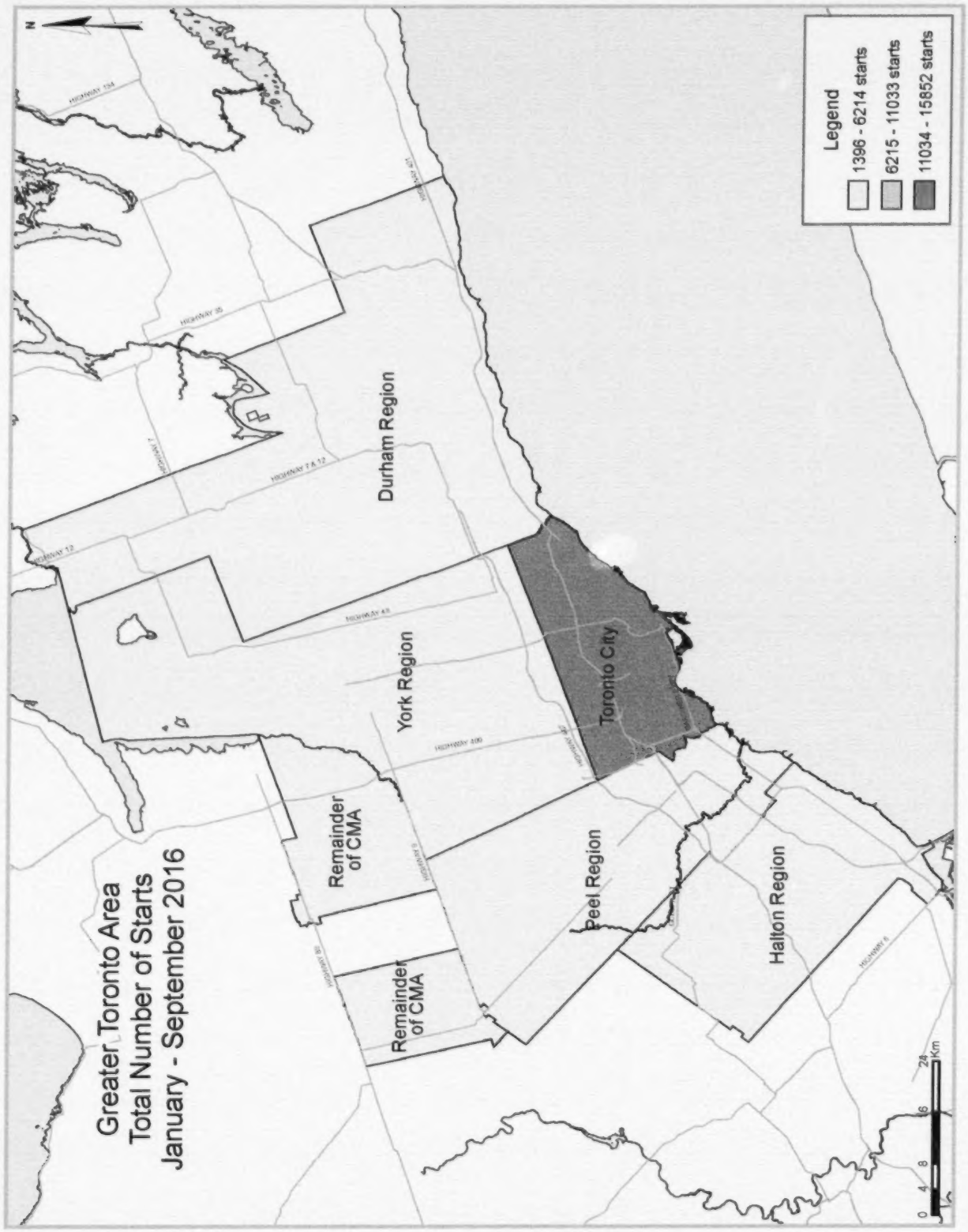

Greater Toronto Area
Number of Starts (Multiples)
September 2016
Legend
No starts
15 - 382 starts
383 - 749 starts
750 - 1117 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

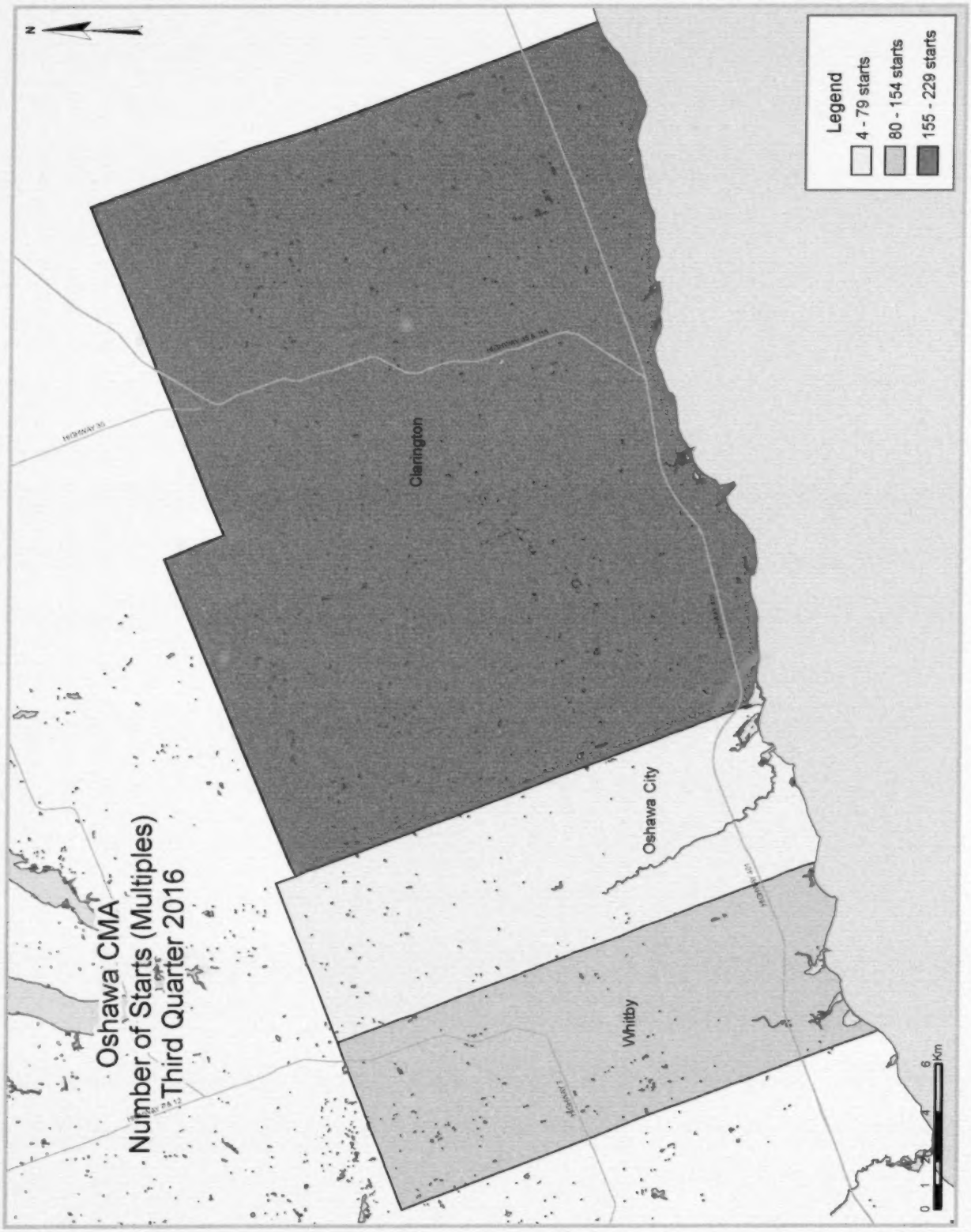

Greater Toronto Area
Number of Starts (Singles)
September 2016
Legend
64 - 192 starts
193 - 320 starts
321 - 449 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
September 2016
Legend
78 - 469 starts
470 - 860 starts
861 - 1252 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 35
HIGHWAY 7
HIGHWAY 6
0 4 8 16 24 Km

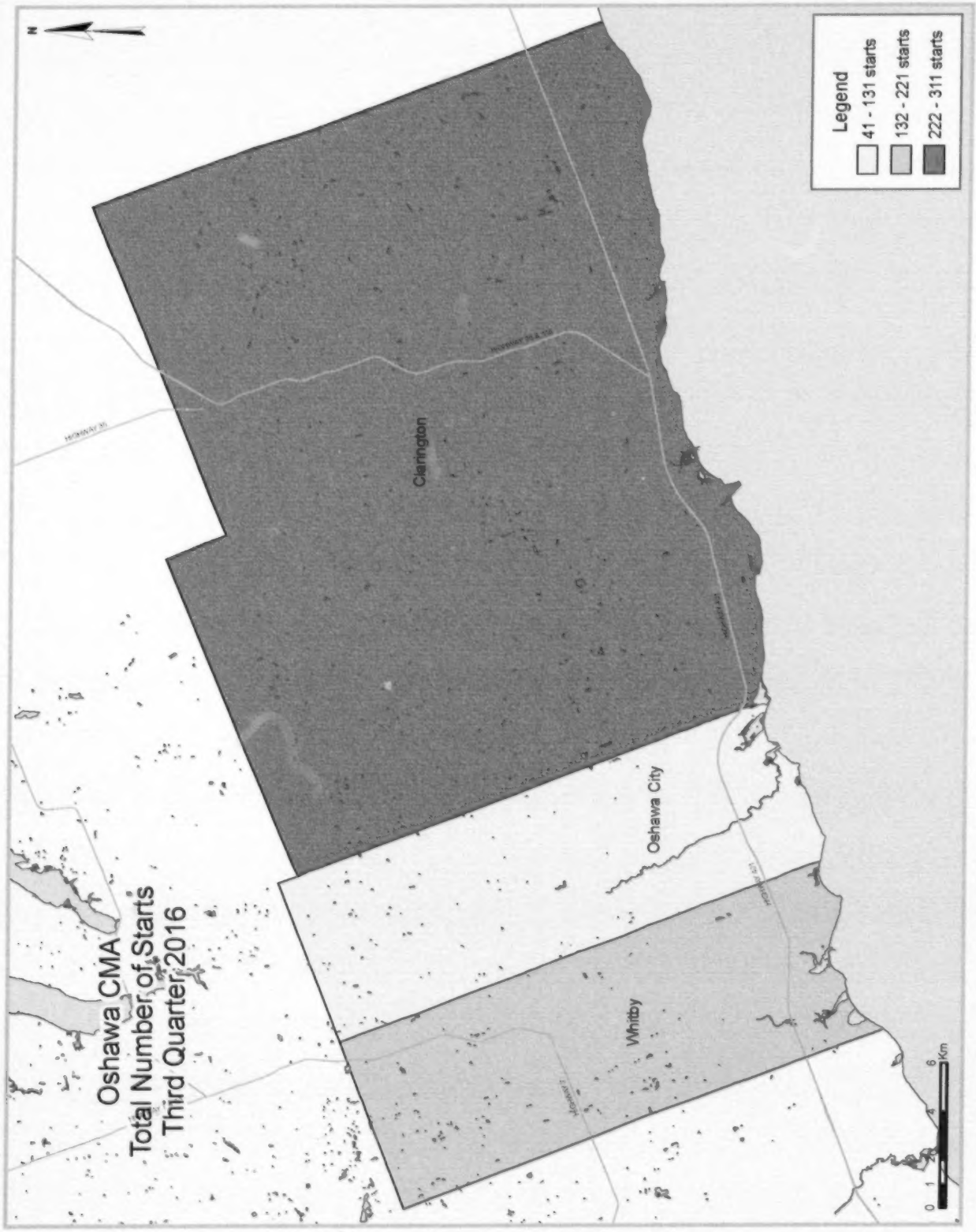

Greater Toronto Area
Number of Starts (Multiples)
January - September 2016
Legend
375 - 5197 starts
5198 - 10020 starts
10021 - 14843 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 6
0 4 8 16 24 Km

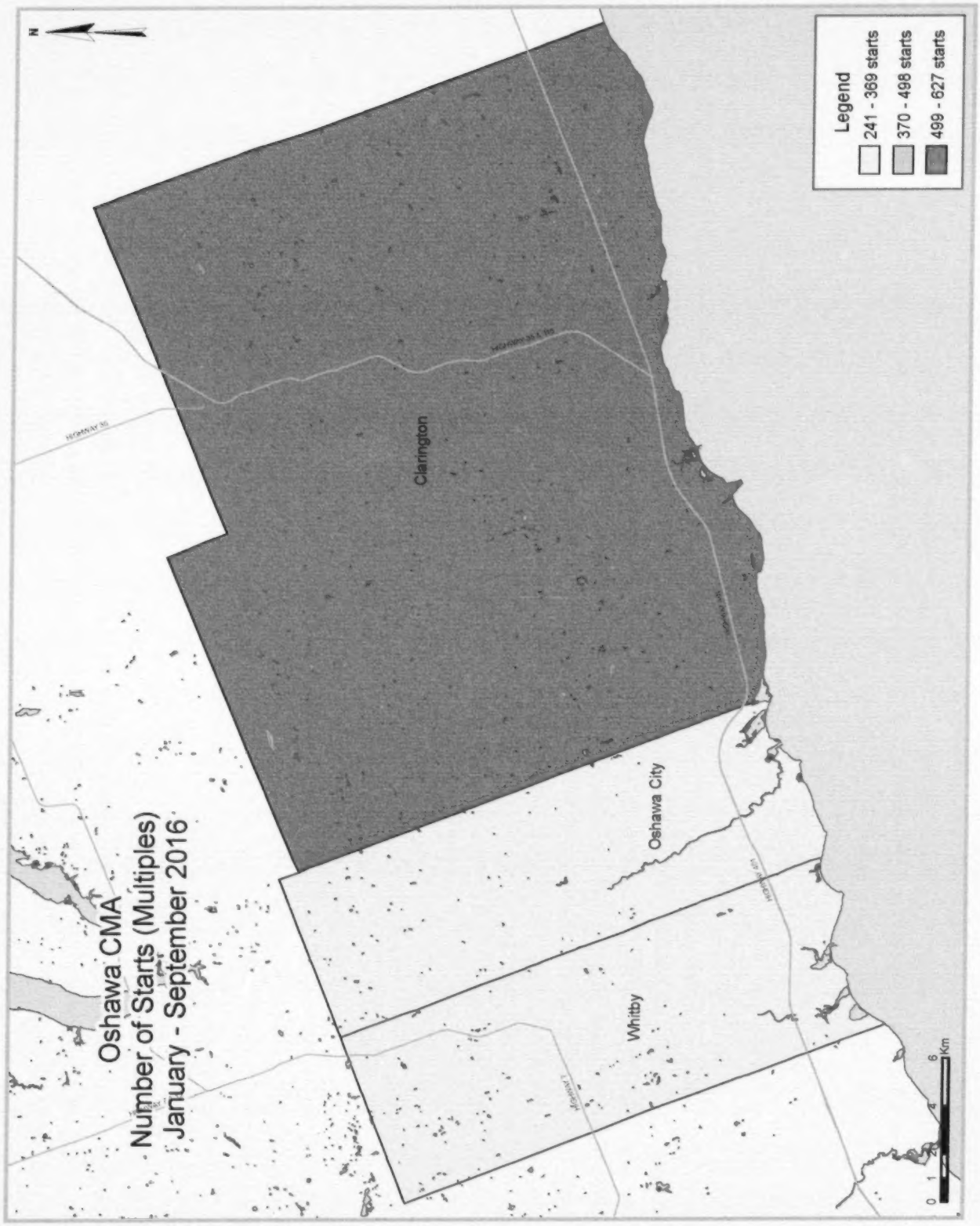

Greater Toronto Area
Number of Starts (Singles)
January - September 2016
Legend
741 - 1418 starts
1419 - 2095 starts
2096 - 2772 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 400
HIGHWAY 6
0 4 8 16 24 Km

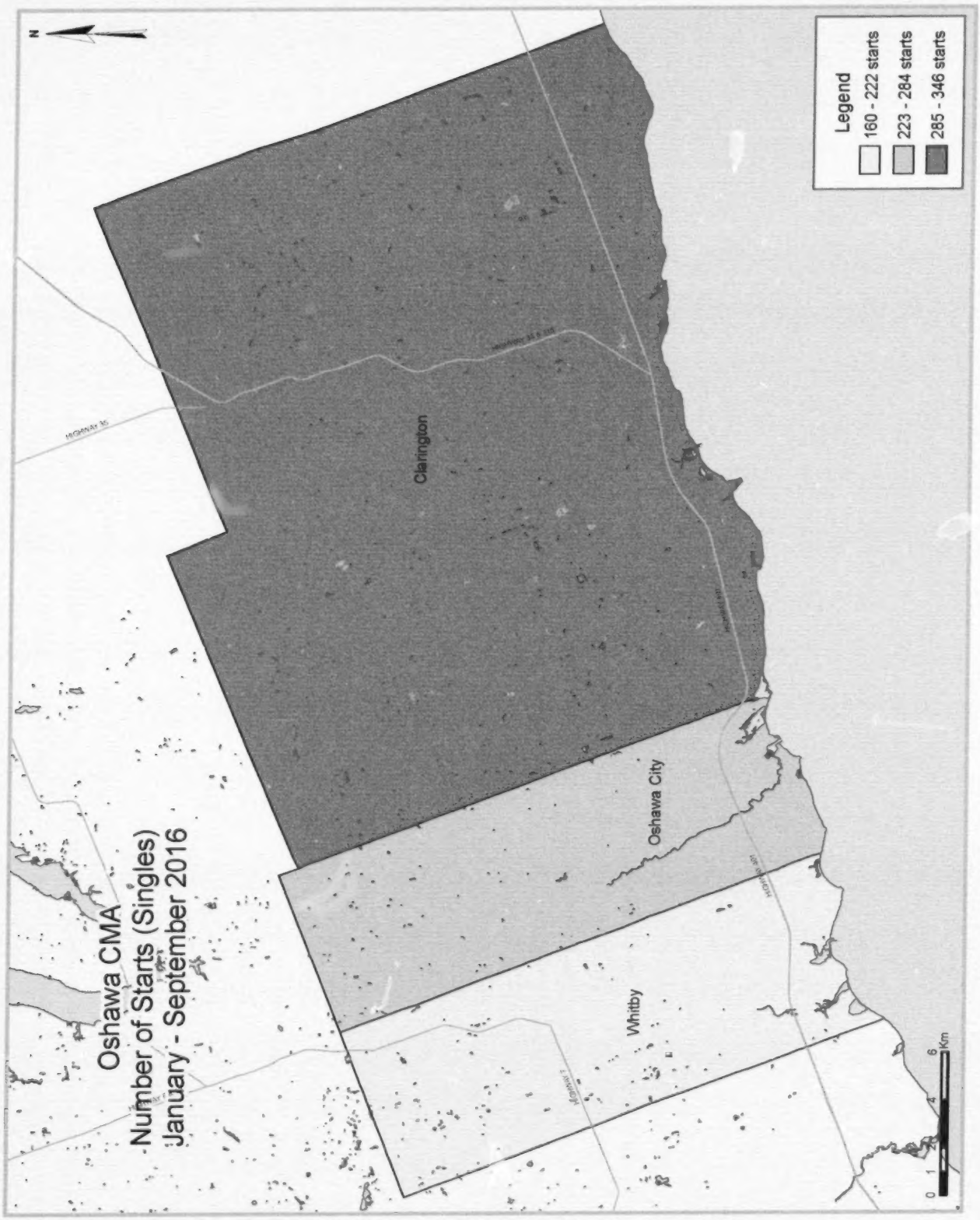

Greater Toronto Area
Total Number of Starts
January - September 2016
Legend
1396 - 6214 starts
6215 - 11033 starts
11034 - 15852 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 6
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 404
HIGHWAY 7A
N
0
4
8
16
24
Km


Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2016
Legend
4 - 79 starts
80 - 154 starts
155 - 229 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km

Oshawa CMA
Number of Starts (Singles)
Third Quarter 2016
Legend
37 - 52 starts
53 - 67 starts
68 - 82 starts
Clarington
Oshawa City
Whitby
N
0
8 Km


Oshawa CMA
Total Number of Starts
Third Quarter 2016
Legend
41 - 131 starts
132 - 221 starts
222 - 311 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - September 2016
Legend
241 - 369 starts
370 - 498 starts
499 - 627 starts
Clarington
Oshawa City
Whitby
HIGHWAY 401
HIGHWAY 115
HIGHWAY 35
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2016
Legend
160 - 222 starts
223 - 284 starts
285 - 346 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

Oshawa CMA
-Total Number of Starts
January - September 2016
Legend
401 - 591 starts
592 - 782 starts
783 - 973 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) September 2016		
Toronto CMA[1]	August 2016	September 2016
Trend[2]	42,125	37,947
SAAR	40,406	30,232
	September 2015	September 2016
Actual		
September - Single-Detached	1,022	1,001
September - Multiples	3,866	1,568
September - Total	4,888	2,569
January to September - Single-Detached	7,162	8,011
January to September - Multiples	24,561	21,084
January to September - Total	31,723	29,095

Table 1b: Housing Starts (SAAR and Trend) September 2016		
Oshawa CMA[1]	August 2016	September 2016
Trend[2]	2,734	2,565
SAAR	2,320	2,120
	September 2015	September 2016
Actual		
September - Single-Detached	114	44
September - Multiples	34	136
September - Total	148	180
January to September - Single-Detached	1,042	788
January to September - Multiples	767	1,187
January to September - Total	1,809	1,975

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	1,001	104	503	0	44	680	0	237	2,569
September 2015	1,022	34	324	0	76	2,909	10	513	4,888
% Change	-2.1	**	55.2	n/a	-42.1	-76.6	-100.0	-53.8	-47.4
Year-to-date 2016	7,997	678	3,273	14	448	14,048	86	2,551	29,095
Year-to-date 2015	7,157	758	2,900	5	934	17,947	45	1,977	31,723
% Change	11.7	-10.6	12.9	180.0	-52.0	-21.7	91.1	29.0	-8.3
UNDER CONSTRUCTION									
September 2016	10,521	1,136	5,120	19	905	44,546	86	5,973	68,306
September 2015	8,554	1,002	3,519	9	1,530	42,459	56	4,168	61,297
% Change	23.0	13.4	45.5	111.1	-40.8	4.9	53.6	43.3	11.4
COMPLETIONS									
September 2016	673	66	179	0	39	2,047	0	307	3,311
September 2015	543	70	115	2	84	1,573	0	0	2,387
% Change	23.9	-5.7	55.7	-100.0	-53.6	30.1	n/a	n/a	38.7
Year-to-date 2016	6,957	704	2,405	33	943	12,202	63	1,914	25,225
Year-to-date 2015	5,767	1,000	2,021	11	347	28,865	6	1,368	39,385
% Change	20.6	-29.6	19.0	200.0	171.8	-57.7	**	39.9	-36.0
COMPLETED & NOT ABSORBED									
September 2016	247	21	56	1	21	907	n/a	n/a	1,253
September 2015	240	16	70	2	107	1,865	n/a	n/a	2,300
% Change	2.9	31.3	-20.0	-50.0	-80.4	-51.4	n/a	n/a	-45.5
ABSORBED									
September 2016	660	62	173	0	39	2,061	n/a	n/a	2,995
September 2015	522	69	115	1	10	1,647	n/a	n/a	2,364
% Change	26.4	-10.1	50.4	-100.0	**	25.1	n/a	n/a	26.7
Year-to-date 2016	6,990	697	2,405	32	947	13,239	n/a	n/a	24,310
Year-to-date 2015	5,742	1,011	2,011	9	268	27,917	n/a	n/a	36,958
% Change	21.7	-31.1	19.6	**	**	-52.6	n/a	n/a	-34.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	44	2	10	0	12	112	0	0	180
September 2015	114	0	8	0	7	0	0	19	148
% Change	-61.4	n/a	25.0	n/a	71.4	n/a	n/a	-100.0	21.6
Year-to-date 2016	788	50	388	0	82	428	2	237	1,975
Year-to-date 2015	1,041	20	195	1	79	132	0	341	1,809
% Change	-24.3	150.0	99.0	-100.0	3.8	**	n/a	-30.5	9.2
UNDER CONSTRUCTION									
September 2016	911	48	374	0	186	560	0	786	2,865
September 2015	1,013	28	293	1	162	132	3	521	2,153
% Change	-10.1	71.4	27.6	-100.0	14.8	**	-100.0	50.9	33.1
COMPLETIONS									
September 2016	86	0	8	0	5	0	0	19	118
September 2015	70	0	0	0	0	0	0	0	70
% Change	22.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	68.6
Year-to-date 2016	866	22	201	0	166	0	0	234	1,489
Year-to-date 2015	677	0	46	0	13	0	1	72	809
% Change	27.9	n/a	**	n/a	**	n/a	-100.0	**	84.1
COMPLETED & NOT ABSORBED									
September 2016	28	2	0	0	1	0	n/a	n/a	31
September 2015	22	0	0	0	0	0	n/a	n/a	22
% Change	27.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	40.9
ABSORBED									
September 2016	85	0	8	0	5	0	n/a	n/a	98
September 2015	70	0	0	0	0	0	n/a	n/a	70
% Change	21.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	40.0
Year-to-date 2016	866	20	201	0	165	0	n/a	n/a	1,252
Year-to-date 2015	683	0	46	0	13	0	n/a	n/a	742
% Change	26.8	n/a	**	n/a	**	n/a	n/a	n/a	68.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area September 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	991	106	498	0	56	792	0	237	2,680
September 2015	1,043	32	332	0	83	2,909	10	532	4,941
% Change	-5.0	**	50.0	n/a	-32.5	-72.8	-100.0	-55.5	-45.8
Year-to-date 2016	7,819	626	3,426	12	530	14,778	51	2,787	30,029
Year-to-date 2015	7,718	728	3,049	2	1,015	18,118	45	2,318	32,993
% Change	1.3	-14.0	12.4	**	-47.8	-18.4	13.3	20.2	-9.0
UNDER CONSTRUCTION									
September 2016	10,446	1,056	5,156	15	1,104	45,791	49	6,756	70,373
September 2015	9,161	996	3,739	4	1,710	42,676	59	4,844	63,189
% Change	14.0	6.0	37.9	**	-35.4	7.3	-16.9	39.5	11.4
COMPLETIONS									
September 2016	734	62	187	1	44	2,047	0	326	3,401
September 2015	583	72	115	2	84	1,573	0	0	2,429
% Change	25.9	-13.9	62.6	-50.0	-47.6	30.1	n/a	n/a	40.0
Year-to-date 2016	7,225	694	2,499	18	1,100	12,176	63	2,302	26,081
Year-to-date 2015	5,991	974	2,062	6	391	28,953	7	1,555	39,939
% Change	20.6	-28.7	21.2	200.0	181.3	-57.9	**	48.0	-34.7
COMPLETED & NOT ABSORBED									
September 2016	273	24	40	1	22	906	n/a	n/a	1,266
September 2015	270	17	54	2	107	1,905	n/a	n/a	2,355
% Change	1.1	41.2	-25.9	-50.0	-79.4	-52.4	n/a	n/a	-46.2
ABSORBED									
September 2016	716	58	181	1	44	2,061	n/a	n/a	3,061
September 2015	563	70	118	1	10	1,647	n/a	n/a	2,409
% Change	27.2	-17.1	53.4	0.0	**	25.1	n/a	n/a	27.1
Year-to-date 2016	7,237	685	2,499	17	1,103	13,196	n/a	n/a	24,737
Year-to-date 2015	5,953	982	2,052	4	312	27,947	n/a	n/a	37,250
% Change	21.6	-30.2	21.8	**	**	-52.8	n/a	n/a	-33.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
September 2016	135	12	188	0	0	680	0	237	1,252
September 2015	154	0	21	0	0	2,430	10	433	3,048
York Region									
September 2016	449	66	187	0	33	0	0	0	735
September 2015	232	6	106	0	0	99	0	0	443
Peel Region									
September 2016	258	24	83	0	0	0	0	0	365
September 2015	398	24	111	0	34	0	0	80	647
Halton Region									
September 2016	78	0	0	0	0	0	0	0	78
September 2015	110	0	26	0	42	380	0	0	558
Durham Region									
September 2016	71	4	40	0	23	112	0	0	250
September 2015	149	2	68	0	7	0	0	19	245
Toronto CMA									
September 2016	1,001	104	503	0	44	680	0	237	2,569
September 2015	1,022	34	324	0	76	2,909	10	513	4,888
Oshawa CMA									
September 2016	44	2	10	0	12	112	0	0	180
September 2015	114	0	8	0	7	0	0	19	148
Greater Toronto Area									
September 2016	991	106	498	0	56	792	0	237	2,680
September 2015	1,043	32	332	0	83	2,909	10	532	4,941

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
September 2016	1,770	136	753	0	440	32,757	26	5,403	41,285
September 2015	1,625	164	543	3	255	29,952	38	3,569	36,149
York Region									
September 2016	3,468	210	1,693	2	173	6,679	0	231	12,456
September 2015	2,619	124	1,334	0	417	6,812	0	245	11,551
Peel Region									
September 2016	3,032	576	1,361	9	196	2,785	23	336	8,318
September 2015	2,518	624	1,018	0	549	2,893	18	354	7,974
Halton Region									
September 2016	825	50	792	3	13	2,841	0	0	4,524
September 2015	886	30	429	0	262	2,718	0	155	4,480
Durham Region									
September 2016	1,351	84	557	1	282	729	0	786	3,790
September 2015	1,513	54	415	1	227	301	3	521	3,035
Toronto CMA									
September 2016	10,521	1,136	5,120	19	905	44,546	86	5,973	68,306
September 2015	8,554	1,002	3,519	9	1,530	42,459	56	4,168	61,297
Oshawa CMA									
September 2016	911	48	374	0	186	560	0	786	2,865
September 2015	1,013	28	293	1	162	132	3	521	2,153
Greater Toronto Area									
September 2016	10,446	1,056	5,156	15	1,104	45,791	49	6,756	70,373
September 2015	9,161	996	3,739	4	1,710	42,676	59	4,844	63,189

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
September 2016	136	4	6	0	18	2,047	0	227	2,438
September 2015	157	12	15	2	0	1,322	0	0	1,508
York Region									
September 2016	253	12	75	0	0	0	0	0	340
September 2015	180	18	94	0	7	0	0	0	299
Peel Region									
September 2016	174	38	85	0	0	0	0	80	377
September 2015	55	36	0	0	77	251	0	0	419
Halton Region									
September 2016	69	8	13	1	21	0	0	0	112
September 2015	71	2	0	0	0	0	0	0	73
Durham Region									
September 2016	102	0	8	0	5	0	0	19	134
September 2015	120	4	6	0	0	0	0	0	130
Toronto CMA									
September 2016	673	66	179	0	39	2,047	0	307	3,311
September 2015	543	70	115	2	84	1,573	0	0	2,387
Oshawa CMA									
September 2016	86	0	8	0	5	0	0	19	118
September 2015	70	0	0	0	0	0	0	0	70
Greater Toronto Area									
September 2016	734	62	187	1	44	2,047	0	326	3,401
September 2015	583	72	115	2	84	1,573	0	0	2,429

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
September 2016	194	13	18	1	21	814	n/a	n/a	1,061
September 2015	155	10	22	2	19	1,566	n/a	n/a	1,774
York Region									
September 2016	32	8	0	0	0	39	n/a	n/a	79
September 2015	46	6	6	0	11	281	n/a	n/a	350
Peel Region									
September 2016	1	0	22	0	0	0	n/a	n/a	23
September 2015	14	0	22	0	74	0	n/a	n/a	110
Halton Region									
September 2016	16	1	0	0	0	53	n/a	n/a	70
September 2015	31	1	0	0	0	58	n/a	n/a	90
Durham Region									
September 2016	30	2	0	0	1	0	n/a	n/a	33
September 2015	24	0	4	0	3	0	n/a	n/a	31
Toronto CMA									
September 2016	247	21	56	1	21	907	n/a	n/a	1,253
September 2015	240	16	70	2	107	1,865	n/a	n/a	2,300
Oshawa CMA									
September 2016	28	2	0	0	1	0	n/a	n/a	31
September 2015	22	0	0	0	0	0	n/a	n/a	22
Greater Toronto Area									
September 2016	273	24	40	1	22	906	n/a	n/a	1,266
September 2015	270	17	54	2	107	1,905	n/a	n/a	2,355

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
September 2016	120	0	0	0	18	2,050	n/a	n/a	2,188
September 2015	138	11	4	1	0	1,364	n/a	n/a	1,518
York Region									
September 2016	254	12	75	0	0	11	n/a	n/a	352
September 2015	182	18	99	0	7	32	n/a	n/a	338
Peel Region									
September 2016	174	38	85	0	0	0	n/a	n/a	297
September 2015	55	36	0	0	3	251	n/a	n/a	345
Halton Region									
September 2016	69	8	13	1	21	0	n/a	n/a	112
September 2015	69	1	3	0	0	0	n/a	n/a	73
Durham Region									
September 2016	99	0	8	0	5	0	n/a	n/a	112
September 2015	119	4	12	0	0	0	n/a	n/a	135
Toronto CMA									
September 2016	660	62	173	0	39	2,061	n/a	n/a	2,995
September 2015	522	69	115	1	10	1,647	n/a	n/a	2,364
Oshawa CMA									
September 2016	85	0	8	0	5	0	n/a	n/a	98
September 2015	70	0	0	0	0	0	n/a	n/a	70
Greater Toronto Area									
September 2016	716	58	181	1	44	2,061	n/a	n/a	3,061
September 2015	563	70	118	1	10	1,647	n/a	n/a	2,409

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	6..	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Toronto City	135	154	12	0	188	10	917	2,884	1,252	3,048	-58.9
Toronto	23	14	0	0	0	0	705	2,154	728	2,168	-66.4
East York	10	7	0	0	0	0	0	0	10	7	42.9
Etobicoke	33	31	0	0	0	0	0	521	33	552	-94.0
North York	53	83	10	0	188	10	212	188	463	281	64.8
Scarborough	13	19	0	0	0	0	0	0	13	19	-31.6
York	3	0	2	0	0	0	0	21	5	21	-76.2
York Region	449	232	66	6	220	106	0	99	735	443	65.9
Aurora	63	32	2	0	36	18	0	0	101	50	102.0
East Gwillimbury	118	2	50	0	46	0	0	0	214	2	**
Georgina Township	20	26	0	0	0	0	0	0	20	26	-23.1
King Township	21	59	0	0	0	0	0	0	21	59	-64.4
Markham	17	21	6	4	59	47	0	0	82	72	13.9
Newmarket	14	29	0	0	0	0	0	0	14	29	-51.7
Richmond Hill	45	12	8	2	0	41	0	99	53	154	-65.6
Vaughan	104	50	0	0	58	0	0	0	162	50	**
Whitchurch-Stouffville	47	1	0	0	21	0	0	0	68	1	**
Peel Region	258	398	24	24	83	145	0	80	365	647	-43.6
Brampton	230	273	20	4	53	96	0	0	303	373	-18.8
Caledon	12	107	0	18	30	15	0	0	42	140	-70.0
Mississauga	16	18	4	2	0	34	0	80	20	134	-85.1
Halton Region	78	110	0	0	0	68	0	380	78	558	-86.0
Burlington	10	19	0	0	0	0	0	0	10	19	-47.4
Halton Hills	3	2	0	0	0	0	0	0	3	2	50.0
Milton	39	72	0	0	0	12	0	0	39	84	-53.6
Oakville	26	17	0	0	0	56	0	380	26	453	-94.3
Durham Region	71	149	4	2	63	75	112	19	250	245	2.0
Ajax	18	5	0	0	0	25	0	0	18	30	-40.0
Brock	0	3	0	0	0	0	0	0	0	3	-100.0
Clarington	22	45	0	0	12	8	112	0	146	53	175.5
Oshawa	16	56	0	0	0	0	0	19	16	75	-78.7
Pickering	8	22	0	2	34	14	0	0	42	38	10.5
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	1	3	2	0	7	21	0	0	10	24	-58.3
Whitby	6	13	2	0	10	7	0	0	18	20	-10.0
Remainder of Toronto CMA	64	117	0	2	15	0	0	0	79	119	-33.6
Bradford West Gwillimbury	19	67	0	0	0	0	0	0	19	67	-71.6
Town of Mono	8	10	0	0	0	0	0	0	8	10	-20.0
New Tecumseth	37	40	0	2	0	0	0	0	37	42	-11.9
Orangeville	0	0	0	0	15	0	0	0	15	0	n/a
Toronto CMA	1,001	1,022	104	34	547	389	917	3,443	2,569	4,888	-47.4
Oshawa CMA	44	114	2	0	22	15	112	19	180	148	21.6
Greater Toronto Area (GTA)	991	1,043	106	32	554	404	1,029	3,462	2,680	4,941	-45.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	1,009	912	46	22	573	407	14,224	12,855	15,852	14,196	11.7
Toronto	136	108	6	8	98	79	8,689	8,789	8,929	8,984	-0.6
East York	65	53	8	0	0	0	0	0	73	53	37.7
Etobicoke	263	199	4	10	68	137	2,071	2,254	2,406	2,600	-7.5
North York	388	442	22	0	253	51	1,741	971	2,404	1,464	64.2
Scarborough	125	89	0	0	154	134	1,683	684	1,962	907	116.3
York	32	21	6	4	0	6	40	157	78	188	-58.5
York Region	2,772	2,421	206	128	1,157	1,472	1,988	3,712	6,123	7,733	-20.8
Aurora	483	426	82	4	261	192	0	207	826	829	-0.4
East Gwillimbury	246	112	50	0	58	0	0	0	354	112	**
Georgina Township	272	161	0	2	28	24	0	0	300	187	60.4
King Township	219	248	0	0	10	21	0	0	229	269	-14.9
Markham	278	286	32	56	230	387	1,501	460	2,041	1,189	71.7
Newmarket	274	120	2	26	41	23	231	16	548	185	196.2
Richmond Hill	295	145	22	4	87	402	0	1,224	404	1,775	-77.2
Vaughan	572	865	18	34	396	156	102	1,751	1,088	2,806	-61.2
Whitchurch-Stouffville	133	58	0	2	46	267	154	54	333	381	-12.6
Peel Region	2,178	2,186	258	522	867	1,033	310	2,018	3,613	5,759	-37.3
Brampton	1,894	1,609	198	392	687	722	50	150	2,829	2,873	-1.5
Caledon	177	419	26	64	46	81	0	0	249	564	-55.9
Mississauga	107	158	34	66	134	230	260	1,868	535	2,322	-77.0
Halton Region	741	763	48	8	516	495	651	1,458	1,956	2,724	-28.2
Burlington	38	56	0	4	0	43	302	87	340	190	78.9
Halton Hills	60	297	2	0	71	86	0	0	133	383	-65.3
Milton	165	153	0	2	39	130	135	464	339	749	-54.7
Oakville	478	257	46	2	406	236	214	907	1,144	1,402	-18.4
Durham Region	1,131	1,438	78	48	611	453	665	642	2,485	2,581	-3.7
Ajax	170	201	10	0	51	94	0	0	231	295	-21.7
Brock	8	15	0	6	0	0	0	0	8	21	-61.9
Clarington	346	361	2	2	180	44	445	6	973	413	135.6
Oshawa	282	555	30	18	195	138	94	331	601	1,042	-42.3
Pickering	122	114	4	14	74	24	0	169	200	321	-37.7
Scugog	7	10	0	0	0	0	0	0	7	10	-30.0
Uxbridge	36	56	12	8	16	61	0	0	64	125	-48.8
Whitby	160	126	20	0	95	92	126	136	401	354	13.3
Remainder of Toronto CMA	1,021	565	102	72	272	75	1	48	1,396	760	83.7
Bradford West Gwillimbury	414	290	62	2	80	13	0	0	556	305	82.3
Town of Mono	74	65	0	0	0	0	1	0	75	65	15.4
New Tecumseth	522	182	40	70	113	44	0	48	675	344	96.2
Orangeville	11	28	0	0	79	18	0	0	90	46	95.7
Toronto CMA	8,011	7,162	686	770	3,526	3,618	16,872	20,173	29,095	31,723	-8.3
Oshawa CMA	788	1,042	52	20	470	274	665	473	1,975	1,809	9.2
Greater Toronto Area (GTA)	7,831	7,720	636	728	3,724	3,860	17,838	20,685	30,029	32,993	-9.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Toronto City	188	0	0	10	680	2,451	237	433
Toronto	0	0	0	0	468	1,909	237	245
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	521	0	0
North York	188	0	0	10	212	0	0	188
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	21	0	0
York Region	220	106	0	0	0	99	0	0
Aurora	36	18	0	0	0	0	0	0
East Gwillimbury	46	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	59	47	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	41	0	0	0	99	0	0
Vaughan	58	0	0	0	0	0	0	0
Whitchurch-Stouffville	21	0	0	0	0	0	0	0
Peel Region	83	145	0	0	0	0	0	80
Brampton	53	96	0	0	0	0	0	0
Caledon	30	15	0	0	0	0	0	0
Mississauga	0	34	0	0	0	0	0	80
Halton Region	0	68	0	0	0	380	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	12	0	0	0	0	0	0
Oakville	0	56	0	0	0	380	0	0
Durham Region	63	75	0	0	112	0	0	19
Ajax	0	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	8	0	0	112	0	0	0
Oshawa	0	0	0	0	0	0	0	19
Pickering	34	14	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	21	0	0	0	0	0	0
Whitby	10	7	0	0	0	0	0	0
Remainder of Toronto CMA	15	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	15	0	0	0	0	0	0	0
Toronto CMA	547	379	0	10	680	2,930	237	513
Oshawa CMA	22	15	0	0	112	0	0	19
Greater Toronto Area (GTA)	554	394	0	10	792	2,930	237	532

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	524	376	49	31	12,211	11,024	2,013	1,831
Toronto	58	79	40	0	6,872	7,186	1,817	1,603
East York	0	0	0	0	0	0	0	0
Etobicoke	68	137	0	0	2,071	2,254	0	0
North York	244	20	9	31	1,741	743	0	228
Scarborough	154	134	0	0	1,487	684	196	0
York	0	6	0	0	40	157	0	0
York Region	1,157	1,472	0	0	1,451	3,672	537	40
Aurora	261	192	0	0	0	207	0	0
East Gwillimbury	58	0	0	0	0	0	0	0
Georgina Township	28	24	0	0	0	0	0	0
King Township	10	21	0	0	0	0	0	0
Markham	230	387	0	0	1,195	460	306	0
Newmarket	41	23	0	0	0	0	231	16
Richmond Hill	87	402	0	0	0	1,224	0	0
Vaughan	396	156	0	0	102	1,727	0	24
Whitchurch-Stouffville	46	267	0	0	154	54	0	0
Peel Region	867	1,019	0	14	310	1,912	0	106
Brampton	687	708	0	14	50	124	0	26
Caledon	46	81	0	0	0	0	0	0
Mississauga	134	230	0	0	260	1,788	0	80
Halton Region	516	495	0	0	651	1,458	0	0
Burlington	0	43	0	0	302	87	0	0
Halton Hills	71	86	0	0	0	0	0	0
Milton	39	130	0	0	135	464	0	0
Oakville	406	236	0	0	214	907	0	0
Durham Region	611	453	0	0	428	301	237	341
Ajax	51	94	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	180	44	0	0	302	6	143	0
Oshawa	195	138	0	0	0	0	94	331
Pickering	74	24	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	61	0	0	0	0	0	0
Whitby	95	92	0	0	126	126	0	10
Remainder of Toronto CMA	235	75	37	0	0	48	1	0
Bradford West Gwillimbury	80	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	113	44	0	0	0	48	0	0
Orangeville	42	18	37	0	0	0	0	0
Toronto CMA	3,440	3,573	86	45	14,321	18,196	2,551	1,977
Oshawa CMA	470	274	0	0	428	132	237	341
Greater Toronto Area (GTA)	3,675	3,815	49	45	15,051	18,367	2,787	2,318

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Toronto City	335	175	680	2,430	237	443	1,252	3,048
Toronto	23	14	468	1,909	237	245	728	2,168
East York	10	7	0	0	0	0	10	7
Etobicoke	33	31	0	521	0	0	33	552
North York	251	83	212	0	0	198	463	281
Scarborough	13	19	0	0	0	0	13	19
York	5	21	0	0	0	0	5	21
York Region	702	344	33	99	0	0	735	443
Aurora	101	50	0	0	0	0	101	50
East Gwillimbury	214	2	0	0	0	0	214	2
Georgina Township	20	26	0	0	0	0	20	26
King Township	21	59	0	0	0	0	21	59
Markham	74	72	8	0	0	0	82	72
Newmarket	14	29	0	0	0	0	14	29
Richmond Hill	53	55	0	99	0	0	53	154
Vaughan	137	50	25	0	0	0	162	50
Whitchurch-Stouffville	68	1	0	0	0	0	68	1
Peel Region	365	533	0	34	0	80	365	647
Brampton	303	373	0	0	0	0	303	373
Caledon	42	140	0	0	0	0	42	140
Mississauga	20	20	0	34	0	80	20	134
Halton Region	78	136	0	422	0	0	78	558
Burlington	10	19	0	0	0	0	10	19
Halton Hills	3	2	0	0	0	0	3	2
Milton	39	84	0	0	0	0	39	84
Oakville	26	31	0	422	0	0	26	453
Durham Region	115	219	135	7	0	19	250	245
Ajax	18	30	0	0	0	0	18	30
Brock	0	3	0	0	0	0	0	3
Clarington	22	53	124	0	0	0	146	53
Oshawa	16	56	0	0	0	19	16	75
Pickering	31	38	11	0	0	0	42	38
Scugog	0	2	0	0	0	0	0	2
Uxbridge	10	24	0	0	0	0	10	24
Whitby	18	13	0	7	0	0	18	20
Remainder of Toronto CMA	79	119	0	0	0	0	79	119
Bradford West Gwillimbury	19	67	0	0	0	0	19	67
Town of Mono	8	10	0	0	0	0	8	10
New Tecumseth	37	42	0	0	0	0	37	42
Orangeville	15	0	0	0	0	0	15	0
Toronto CMA	1,608	1,380	724	2,985	237	523	2,569	4,888
Oshawa CMA	56	122	124	7	0	19	180	148
Greater Toronto Area (GTA)	1,595	1,407	848	2,992	237	542	2,680	4,941

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,384	1,246	12,406	11,088	2,062	1,862	15,852	14,196
Toronto	190	175	6,882	7,206	1,857	1,603	8,929	8,984
East York	73	53	0	0	0	0	73	53
Etobicoke	283	222	2,123	2,378	0	0	2,406	2,600
North York	654	521	1,741	684	9	259	2,404	1,464
Scarborough	146	223	1,620	684	196	0	1,962	907
York	38	52	40	136	0	0	78	188
York Region	4,181	3,754	1,405	3,939	537	40	6,123	7,733
Aurora	824	622	2	207	0	0	826	829
East Gwillimbury	354	112	0	0	0	0	354	112
Georgina Township	300	187	0	0	0	0	300	187
King Township	223	254	6	15	0	0	229	269
Markham	739	729	996	460	306	0	2,041	1,189
Newmarket	317	146	0	23	231	16	548	185
Richmond Hill	376	462	28	1,313	0	0	404	1,775
Vaughan	869	1,020	219	1,762	0	24	1,088	2,806
Whitchurch-Stouffville	179	222	154	159	0	0	333	381
Peel Region	3,338	3,389	275	2,250	0	120	3,613	5,759
Brampton	2,820	2,545	9	288	0	40	2,829	2,873
Caledon	249	564	0	0	0	0	249	564
Mississauga	269	280	266	1,962	0	80	535	2,322
Halton Region	1,290	1,310	666	1,414	0	0	1,956	2,724
Burlington	38	78	302	112	0	0	340	190
Halton Hills	133	383	0	0	0	0	133	383
Milton	204	387	135	362	0	0	339	749
Oakville	915	462	229	940	0	0	1,144	1,402
Durham Region	1,678	1,796	568	444	239	341	2,485	2,581
Ajax	215	232	16	63	0	0	231	295
Brock	8	21	0	0	0	0	8	21
Clarington	446	399	384	14	143	0	973	413
Oshawa	505	711	0	0	96	331	601	1,042
Pickering	159	152	41	169	0	0	200	321
Scugog	7	10	0	0	0	0	7	10
Uxbridge	63	125	1	0	0	0	64	125
Whitby	275	146	126	198	0	10	401	354
Remainder of Toronto CMA	1,356	685	2	75	38	0	1,396	760
Bradford West Gwillimbury	556	305	0	0	0	0	556	305
Town of Mono	74	65	0	0	1	0	75	65
New Tecumseth	673	274	2	70	0	0	675	344
Orangeville	53	41	0	5	37	0	90	46
Toronto CMA	11,948	10,815	14,510	18,886	2,637	2,022	29,095	31,723
Oshawa CMA	1,226	1,256	510	212	239	341	1,975	1,809
Greater Toronto Area (GTA)	11,871	11,495	15,320	19,135	2,838	2,363	30,029	32,993

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type September 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Toronto City	136	159	4	12	24	15	2,274	1,322	1,438	1,508	61.7
Toronto	22	14	0	4	14	0	2,224	778	2,260	796	183.9
East York	14	9	0	0	0	0	0	0	14	9	55.6
Etobicoke	27	28	0	0	0	0	0	250	27	278	-90.3
North York	45	92	0	0	4	0	0	294	49	386	-87.3
Scarborough	23	14	4	0	6	15	50	0	83	29	186.2
York	5	2	0	8	0	0	0	0	5	10	-50.0
York Region	253	180	12	18	61	101	14	0	340	299	13.7
Aurora	44	32	0	0	0	0	0	0	44	32	37.5
East Gwillimbury	4	18	0	0	0	0	0	0	4	18	-77.8
Georgina Township	50	7	0	0	0	0	0	0	50	7	**
King Township	30	16	0	0	6	7	0	0	36	23	56.5
Markham	25	38	10	8	0	11	0	0	35	57	-38.6
Newmarket	35	0	0	0	0	0	0	0	35	0	n/a
Richmond Hill	46	9	2	0	38	83	0	0	86	92	-6.5
Vaughan	13	46	0	10	12	0	0	0	25	56	-55.4
Whitchurch-Stouffville	6	14	0	0	5	0	14	0	25	14	78.6
Peel Region	174	55	38	36	85	77	80	251	377	419	-10.0
Brampton	78	31	28	28	85	0	0	0	191	59	**
Caledon	79	0	4	0	0	0	0	0	83	0	n/a
Mississauga	17	24	6	8	0	77	80	251	103	360	-71.4
Halton Region	70	71	8	2	34	0	0	0	112	73	53.4
Burlington	10	28	0	2	0	0	0	0	10	30	-66.7
Halton Hills	19	16	0	0	0	0	0	0	19	16	18.8
Milton	11	3	8	0	8	0	0	0	27	3	**
Oakville	30	24	0	0	26	0	0	0	56	24	133.3
Durham Region	102	120	0	4	13	6	19	0	134	130	3.1
Ajax	5	30	0	0	0	0	0	0	5	30	-83.3
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	37	17	0	0	5	0	0	0	42	17	147.1
Oshawa	36	45	0	0	8	0	19	0	63	45	40.0
Pickering	6	10	0	4	0	6	0	0	6	20	-70.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	3	9	0	0	0	0	0	0	3	9	-66.7
Whitby	13	8	0	0	0	0	0	0	13	8	62.5
Remainder of Toronto CMA	36	59	4	0	0	0	0	0	40	59	-32.2
Bradford West Gwillimbury	20	45	4	0	0	0	0	0	24	45	-46.7
Town of Mono	4	0	0	0	0	0	0	0	4	0	n/a
New Tecumseth	12	10	0	0	0	0	0	0	12	10	20.0
Orangeville	0	4	0	0	0	0	0	0	0	4	-100.0
Toronto CMA	673	545	66	70	204	199	2,368	1,573	3,311	2,387	38.7
Oshawa CMA	86	70	0	0	13	0	19	0	118	70	68.6
Greater Toronto Area (GTA)	735	585	62	72	217	199	2,387	1,573	3,401	2,429	40.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	865	740	94	94	244	160	10,909	26,543	12,112	27,537	-56.0
Toronto	125	136	8	42	60	89	7,279	17,182	7,472	17,449	-57.2
East York	58	48	8	4	0	5	0	0	66	57	15.8
Etobicoke	189	104	8	2	4	21	1,093	3,056	1,294	3,183	-59.3
North York	360	339	54	2	61	0	1,971	5,317	2,446	5,658	-56.8
Scarborough	101	97	8	12	119	26	566	530	794	665	19.4
York	32	16	8	32	0	19	0	458	40	525	-92.4
York Region	2,102	1,903	132	284	1,108	995	1,609	2,716	4,951	5,898	-16.1
Aurora	363	202	4	0	181	13	112	0	660	215	**
East Gwillimbury	160	63	0	2	0	0	0	0	160	65	146.2
Georgina Township	236	127	2	0	14	37	0	0	252	164	53.7
King Township	184	186	0	0	33	33	0	0	217	219	-0.9
Markham	159	449	32	194	86	343	717	1,751	994	2,737	-63.7
Newmarket	192	19	54	0	13	31	16	0	275	50	**
Richmond Hill	178	222	2	16	286	417	652	325	1,118	980	14.1
Vaughan	597	507	38	72	260	97	58	614	953	1,290	-26.1
Whitchurch-Stouffville	33	128	0	0	235	24	54	26	322	178	80.9
Peel Region	2,149	1,473	424	522	1,333	561	883	837	4,789	3,393	41.1
Brampton	1,593	1,193	292	452	1,127	254	617	103	3,629	2,002	81.3
Caledon	426	156	72	40	62	145	0	0	560	341	64.2
Mississauga	130	124	60	30	144	162	266	734	600	1,050	-42.9
Halton Region	968	767	22	34	532	437	857	349	2,379	1,587	49.9
Burlington	43	84	4	2	10	69	177	203	234	358	-34.6
Halton Hills	205	57	0	0	65	7	0	0	270	64	**
Milton	397	360	16	32	139	167	97	0	649	559	16.1
Oakville	323	266	2	0	318	194	583	146	1,226	606	102.3
Durham Region	1,159	1,115	32	42	425	295	234	72	1,850	1,524	21.4
Ajax	102	303	0	8	38	143	0	0	140	454	-69.2
Brock	9	5	0	0	0	0	0	0	9	5	80.0
Clarington	323	301	4	0	127	20	0	0	454	321	41.4
Oshawa	417	270	18	0	104	26	234	72	773	368	110.1
Pickering	120	96	8	34	20	93	0	0	148	223	-33.6
Scugog	20	13	0	0	0	0	0	0	20	13	53.8
Uxbridge	42	20	2	0	0	0	0	0	44	20	120.0
Whitby	126	107	0	0	136	13	0	0	262	120	118.3
Remainder of Toronto CMA	685	560	44	34	118	37	49	0	896	631	42.0
Bradford West Gwillimbury	265	203	8	0	38	7	0	0	311	210	48.1
Town of Mono	113	71	0	0	0	0	1	0	114	71	60.6
New Tecumseth	288	241	36	34	33	3	48	0	405	278	45.7
Orangeville	19	45	0	0	47	27	0	0	66	72	-8.3
Toronto CMA	6,990	5,778	722	1,008	3,383	2,357	14,130	30,242	25,225	39,385	-36.0
Oshawa CMA	866	678	22	0	367	59	234	72	1,489	809	84.1
Greater Toronto Area (GTA)	7,243	5,998	704	976	3,642	2,448	14,492	30,517	26,081	39,939	-34.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Toronto City	24	15	0	0	2,047	1,322	227	0
Toronto	14	0	0	0	1,997	778	227	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	250	0	0
North York	4	0	0	0	0	294	0	0
Scarborough	6	15	0	0	50	0	0	0
York	0	0	0	0	0	0	0	0
York Region	61	101	0	0	14	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	7	0	0	0	0	0	0
Markham	0	11	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	38	83	0	0	0	0	0	0
Vaughan	12	0	0	0	0	0	0	0
Whitchurch-Stouffville	5	0	0	0	14	0	0	0
Peel Region	85	77	0	0	0	251	80	0
Brampton	85	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	77	0	0	0	251	80	0
Halton Region	34	0	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	8	0	0	0	0	0	0	0
Oakville	26	0	0	0	0	0	0	0
Durham Region	13	6	0	0	0	0	19	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	0	0	0	0	0	0	0
Oshawa	8	0	0	0	0	0	19	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	204	199	0	0	2,061	1,573	307	0
Oshawa CMA	13	0	0	0	0	0	19	0
Greater Toronto Area (GTA)	217	199	0	0	2,061	1,573	326	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	190	156	54	4	10,264	25,207	645	1,336
Toronto	20	85	40	4	6,734	16,583	545	599
East York	0	5	0	0	0	0	0	0
Etobicoke	4	21	0	0	1,093	3,056	0	0
North York	47	0	14	0	1,871	5,222	100	95
Scarborough	119	26	0	0	566	346	0	184
York	0	19	0	0	0	0	0	458
York Region	1,108	995	0	0	907	2,684	702	32
Aurora	181	13	0	0	112	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	37	0	0	0	0	0	0
King Township	33	33	0	0	0	0	0	0
Markham	86	343	0	0	257	1,747	460	4
Newmarket	13	31	0	0	0	0	16	0
Richmond Hill	286	417	0	0	450	297	202	28
Vaughan	260	97	0	0	34	614	24	0
Whitchurch-Stouffville	235	24	0	0	54	26	0	0
Peel Region	1,324	561	9	0	317	837	566	0
Brampton	1,118	254	9	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	144	162	0	0	186	734	80	0
Halton Region	532	437	0	0	702	234	155	115
Burlington	10	69	0	0	22	88	155	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	139	167	0	0	97	0	0	0
Oakville	318	194	0	0	583	146	0	0
Durham Region	425	295	0	0	0	0	234	72
Ajax	38	143	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	127	20	0	0	0	0	0	0
Oshawa	104	26	0	0	0	0	234	72
Pickering	20	93	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	136	13	0	0	0	0	0	0
Remainder of Toronto CMA	118	37	0	0	48	0	1	0
Bradford West Gwillimbury	38	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	33	3	0	0	48	0	0	0
Orangeville	47	27	0	0	0	0	0	0
Toronto CMA	3,320	2,353	63	4	12,216	28,874	1,914	1,368
Oshawa CMA	367	59	0	0	0	0	234	72
Greater Toronto Area (GTA)	3,579	2,444	63	4	12,190	28,962	2,302	1,555

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Toronto City	146	184	2,065	1,324	227	0	2,438	1,508
Toronto	22	18	2,011	778	227	0	2,260	796
East York	14	9	0	0	0	0	14	9
Etobicoke	27	28	0	250	0	0	27	278
North York	45	90	4	296	0	0	49	386
Scarborough	33	29	50	0	0	0	83	29
York	5	10	0	0	0	0	5	10
York Region	340	292	0	7	0	0	340	299
Aurora	44	32	0	0	0	0	44	32
East Gwillimbury	4	18	0	0	0	0	4	18
Georgina Township	50	7	0	0	0	0	50	7
King Township	36	16	0	7	0	0	36	23
Markham	35	57	0	0	0	0	35	57
Newmarket	35	0	0	0	0	0	35	0
Richmond Hill	86	92	0	0	0	0	86	92
Vaughan	25	56	0	0	0	0	25	56
Whitchurch-Stouffville	25	14	0	0	0	0	25	14
Peel Region	297	91	0	328	80	0	377	419
Brampton	191	59	0	0	0	0	191	59
Caledon	83	0	0	0	0	0	83	0
Mississauga	23	32	0	328	80	0	103	360
Halton Region	90	73	22	0	0	0	112	73
Burlington	9	30	1	0	0	0	10	30
Halton Hills	19	16	0	0	0	0	19	16
Milton	27	3	0	0	0	0	27	3
Oakville	35	24	21	0	0	0	56	24
Durham Region	110	130	5	0	19	0	134	130
Ajax	5	30	0	0	0	0	5	30
Brock	2	1	0	0	0	0	2	1
Clarington	37	17	5	0	0	0	42	17
Oshawa	44	45	0	0	19	0	63	45
Pickering	6	20	0	0	0	0	6	20
Scugog	0	0	0	0	0	0	0	0
Uxbridge	3	9	0	0	0	0	3	9
Whitby	13	8	0	0	0	0	13	8
Remainder of Toronto CMA	40	59	0	0	0	0	40	59
Bradford West Gwillimbury	24	45	0	0	0	0	24	45
Town of Mono	4	0	0	0	0	0	4	0
New Tecumseth	12	10	0	0	0	0	12	10
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	918	728	2,086	1,659	307	0	3,311	2,387
Oshawa CMA	94	70	5	0	19	0	118	70
Greater Toronto Area (GTA)	983	770	2,092	1,659	326	0	3,401	2,429

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,079	955	10,330	25,240	699	1,342	12,112	27,537
Toronto	136	263	6,751	16,583	585	603	7,472	17,449
East York	66	55	0	0	0	2	66	57
Etobicoke	201	109	1,093	3,074	0	0	1,294	3,183
North York	412	337	1,920	5,226	114	95	2,446	5,658
Scarborough	224	124	566	357	0	184	794	665
York	40	67	0	0	0	458	40	525
York Region	2,984	3,136	1,265	2,730	702	32	4,951	5,898
Aurora	548	215	112	0	0	0	660	215
East Gwillimbury	160	65	0	0	0	0	160	65
Georgina Township	252	164	0	0	0	0	252	164
King Township	196	212	21	7	0	0	217	219
Markham	277	986	257	1,747	460	4	994	2,737
Newmarket	246	39	13	11	16	0	275	50
Richmond Hill	377	635	539	317	202	28	1,118	980
Vaughan	753	668	176	622	24	0	953	1,290
Whitchurch-Stouffville	175	152	147	26	0	0	322	178
Peel Region	3,514	2,398	700	995	575	0	4,789	3,393
Brampton	2,714	1,867	420	135	495	0	3,629	2,002
Caledon	560	341	0	0	0	0	560	341
Mississauga	240	190	280	860	80	0	600	1,050
Halton Region	1,409	1,207	815	265	155	115	2,379	1,587
Burlington	46	115	33	128	155	115	234	358
Halton Hills	270	64	0	0	0	0	270	64
Milton	552	559	97	0	0	0	649	559
Oakville	541	469	685	137	0	0	1,226	606
Durham Region	1,432	1,331	184	120	234	73	1,850	1,524
Ajax	122	347	18	107	0	0	140	454
Brock	9	5	0	0	0	0	9	5
Clarington	392	321	62	0	0	0	454	321
Oshawa	539	295	0	0	234	73	773	368
Pickering	148	223	0	0	0	0	148	223
Scugog	20	13	0	0	0	0	20	13
Uxbridge	44	20	0	0	0	0	44	20
Whitby	158	107	104	13	0	0	262	120
Remainder of Toronto CMA	812	617	83	14	1	0	896	631
Bradford West Gwillimbury	311	210	0	0	0	0	311	210
Town of Mono	113	68	0	3	1	0	114	71
New Tecumseth	327	267	78	11	0	0	405	278
Orangeville	61	72	5	0	0	0	66	72
Toronto CMA	10,066	8,788	13,178	29,223	1,977	1,374	25,225	39,385
Oshawa CMA	1,089	723	166	13	234	73	1,489	809
Greater Toronto Area (GTA)	10,418	9,027	13,294	29,350	2,365	1,562	26,081	39,939

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
September 2016	2	2.2	0	0.0	0	0.0	15	16.5	74	81.3	91	2,100,000	2,023,503
September 2015	1	0.8	0	0.0	4	3.4	11	9.3	102	86.4	118	2,000,000	1,966,584
Year-to-date 2016	3	0.4	1	0.1	32	4.5	69	9.8	600	85.1	705	2,000,000	1,957,005
Year-to-date 2015	2	0.3	9	1.6	20	3.5	66	11.5	478	83.1	575	1,990,000	1,963,531
Toronto													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
September 2015	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	11.1	48	88.9	54	-	-
Year-to-date 2015	0	0.0	0	0.0	1	1.3	15	19.5	61	79.2	77	-	-
East York													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	0	0.0	0	0.0	2	13.3	2	13.3	11	73.3	15	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	-	-
Etobicoke													
September 2016	0	0.0	0	0.0	0	0.0	3	12.5	21	87.5	24	-	-
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	-	-
Year-to-date 2016	0	0.0	1	0.6	0	0.0	5	3.0	161	96.4	167	-	1,629,958
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.0	103	99.0	104	-	1,287,500
North York													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
September 2015	0	0.0	0	0.0	0	0.0	0	0.0	64	100.0	64	-	2,579,444
Year-to-date 2016	0	0.0	0	0.0	1	0.3	0	0.0	340	99.7	341	-	2,228,590
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	277	100.0	277	-	2,365,750
Scarborough													
September 2016	2	9.5	0	0.0	0	0.0	12	57.1	7	33.3	21	-	-
September 2015	1	7.1	0	0.0	2	14.3	8	57.1	3	21.4	14	-	840,000
Year-to-date 2016	3	3.0	0	0.0	29	29.0	43	43.0	25	25.0	100	-	-
Year-to-date 2015	2	2.1	9	9.6	14	14.9	44	46.8	25	26.6	94	-	749,667
York													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	13	46.4	15	53.6	28	-	-
Year-to-date 2015	0	0.0	0	0.0	5	35.7	3	21.4	6	42.9	14	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2016	10	3.9	61	24.0	55	21.7	40	15.7	88	34.6	254	827,500	1,007,047
September 2015	15	8.2	12	6.6	67	36.8	32	17.6	56	30.8	182	782,500	983,313
Year-to-date 2016	134	6.4	348	16.5	333	15.8	436	20.7	859	40.7	2,110	885,000	1,021,131
Year-to-date 2015	137	7.2	241	12.7	394	20.8	507	26.7	618	32.6	1,897	890,000	984,125
Aurora													
September 2016	0	0.0	0	0.0	4	9.1	7	15.9	33	75.0	44	1,205,000	1,185,238
September 2015	0	0.0	1	3.1	28	87.5	3	9.4	0	0.0	32	742,500	749,115
Year-to-date 2016	0	0.0	0	0.0	49	13.4	165	45.2	151	41.4	365	885,000	978,893
Year-to-date 2015	0	0.0	7	3.5	115	57.5	50	25.0	28	14.0	200	760,000	877,112
East Gwillimbury													
September 2016	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
September 2015	8	44.4	5	27.8	5	27.8	0	0.0	0	0.0	18	555,000	557,490
Year-to-date 2016	51	31.9	72	45.0	36	22.5	0	0.0	1	0.6	160	610,000	583,121
Year-to-date 2015	26	41.3	27	42.9	9	14.3	0	0.0	1	1.6	63	560,000	567,310
Georgina Township													
September 2016	8	16.0	40	80.0	2	4.0	0	0.0	0	0.0	50	550,000	549,510
September 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	396,990
Year-to-date 2016	64	27.1	157	66.5	10	4.2	3	1.3	2	0.8	236	550,000	550,116
Year-to-date 2015	106	83.5	8	6.3	6	4.7	2	1.6	5	3.9	127	400,000	462,767
King Township													
September 2016	0	0.0	0	0.0	0	0.0	8	25.8	23	74.2	31	1,220,000	1,412,929
September 2015	0	0.0	0	0.0	0	0.0	10	62.5	6	37.5	16	940,000	1,103,613
Year-to-date 2016	0	0.0	0	0.0	2	1.1	34	17.9	154	81.1	190	1,285,000	1,350,607
Year-to-date 2015	0	0.0	0	0.0	3	1.6	67	36.4	114	62.0	184	1,175,000	1,215,128
Markham													
September 2016	0	0.0	0	0.0	8	32.0	16	64.0	1	4.0	25	840,000	853,960
September 2015	0	0.0	0	0.0	15	37.5	6	15.0	19	47.5	40	990,000	1,107,092
Year-to-date 2016	14	9.1	25	16.2	41	26.6	32	20.8	42	27.3	154	770,000	919,710
Year-to-date 2015	0	0.0	67	15.1	132	29.7	163	36.6	83	18.7	445	880,000	917,216
Newmarket													
September 2016	0	0.0	14	40.0	16	45.7	4	11.4	1	2.9	35	665,000	706,928
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	0.5	54	28.1	76	39.6	45	23.4	16	8.3	192	762,500	759,988
Year-to-date 2015	1	5.3	0	0.0	12	63.2	6	31.6	0	0.0	19	-	773,543
Richmond Hill													
September 2016	0	0.0	0	0.0	24	52.2	5	10.9	17	37.0	46	767,500	1,153,272
September 2015	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	-	2,039,444
Year-to-date 2016	0	0.0	0	0.0	37	20.7	35	19.6	107	59.8	179	1,410,000	1,652,888
Year-to-date 2015	1	0.5	17	7.7	39	17.7	56	25.5	107	48.6	220	960,000	1,218,090
Vaughan													
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,600,000	1,935,996
September 2015	0	0.0	1	2.2	17	37.0	11	23.9	17	37.0	46	850,000	995,662
Year-to-date 2016	1	0.2	26	4.3	78	13.0	120	20.0	375	62.5	600	1,140,000	1,147,541
Year-to-date 2015	1	0.2	46	9.1	39	7.7	161	31.7	261	51.4	508	1,017,500	1,134,065
Whitchurch-Stouffville													
September 2016	0	0.0	5	83.3	1	16.7	0	0.0	0	0.0	6	-	670,823
September 2015	0	0.0	5	35.7	2	14.3	1	7.1	6	42.9	14	757,500	1,148,619
Year-to-date 2016	3	8.8	14	41.2	4	11.8	2	5.9	11	32.4	34	-	857,565
Year-to-date 2015	2	1.5	69	52.7	39	29.8	2	1.5	19	14.5	131	627,500	763,002

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
September 2016	15	8.6	34	19.5	99	56.9	9	5.2	17	9.8	174	687,500	754,869
September 2015	4	7.3	12	21.8	10	18.2	16	29.1	13	23.6	55	820,000	892,082
Year-to-date 2016	185	8.6	610	28.2	826	38.2	326	15.1	215	9.9	2,162	685,000	754,973
Year-to-date 2015	316	21.6	590	40.3	325	22.2	109	7.5	123	8.4	1,463	600,000	667,259
Brampton													
September 2016	15	19.2	33	42.3	22	28.2	7	9.0	1	1.3	78	620,000	628,028
September 2015	4	12.9	12	38.7	9	29.0	2	6.5	4	12.9	31	650,000	720,722
Year-to-date 2016	182	11.3	590	36.7	449	28.0	281	17.5	104	6.5	1,606	660,000	702,905
Year-to-date 2015	315	26.7	518	43.9	253	21.4	67	5.7	28	2.4	1,181	580,000	599,807
Caledon													
September 2016	0	0.0	1	1.3	77	97.5	1	1.3	0	0.0	79	690,000	698,748
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	0.7	20	4.7	377	88.5	10	2.3	16	3.8	426	685,000	714,828
Year-to-date 2015	1	0.6	72	45.6	70	44.3	10	6.3	5	3.2	158	650,000	665,701
Mississauga													
September 2016	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,450,000	1,597,641
September 2015	0	0.0	0	0.0	1	4.2	14	58.3	9	37.5	24	950,000	1,113,421
Year-to-date 2016	0	0.0	0	0.0	0	0.0	35	26.9	95	73.1	130	1,450,000	1,529,761
Year-to-date 2015	0	0.0	0	0.0	2	1.6	32	25.8	90	72.6	124	1,250,000	1,311,677
Halton Region													
September 2016	0	0.0	4	5.7	21	30.0	27	38.6	18	25.7	70	820,000	954,912
September 2015	0	0.0	9	13.0	18	26.1	8	11.6	34	49.3	69	1,300,000	1,782,606
Year-to-date 2016	3	0.3	247	25.2	284	28.9	254	25.9	194	19.8	982	790,000	943,339
Year-to-date 2015	45	6.0	317	42.0	83	11.0	107	14.2	202	26.8	754	610,000	969,296
Burlington													
September 2016	0	0.0	1	10.0	0	0.0	1	10.0	8	80.0	10	-	1,512,900
September 2015	0	0.0	6	20.0	7	23.3	2	6.7	15	50.0	30	-	-
Year-to-date 2016	0	0.0	6	12.0	2	4.0	9	18.0	33	66.0	50	-	1,540,483
Year-to-date 2015	0	0.0	11	13.8	20	25.0	8	10.0	41	51.3	80	-	1,499,230
Halton Hills													
September 2016	0	0.0	0	0.0	12	63.2	7	36.8	0	0.0	19	790,000	775,953
September 2015	0	0.0	1	6.3	10	62.5	5	31.3	0	0.0	16	750,000	788,156
Year-to-date 2016	0	0.0	16	7.8	94	45.9	81	39.5	14	6.8	205	792,500	883,787
Year-to-date 2015	0	0.0	8	14.0	24	42.1	15	26.3	10	17.5	57	750,000	865,507
Milton													
September 2016	0	0.0	3	27.3	8	72.7	0	0.0	0	0.0	11	690,000	693,736
September 2015	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	1	0.3	223	56.3	141	35.6	23	5.8	8	2.0	396	642,500	680,590
Year-to-date 2015	41	11.4	297	82.5	5	1.4	7	1.9	10	2.8	360	520,000	575,175
Oakville													
September 2016	0	0.0	0	0.0	1	3.3	19	63.3	10	33.3	30	885,000	978,022
September 2015	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	2,500,000	2,578,166
Year-to-date 2016	2	0.6	2	0.6	47	14.2	141	42.6	139	42.0	331	930,000	1,252,176
Year-to-date 2015	4	1.6	1	0.4	34	13.2	77	30.0	141	54.9	257	1,085,000	1,481,332

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
September 2016	27	27.8	50	51.5	12	12.4	6	6.2	2	2.1	97	540,000	570,204
September 2015	48	40.3	47	39.5	19	16.0	4	3.4	1	0.8	119	540,000	554,311
Year-to-date 2016	439	39.8	443	40.2	165	15.0	45	4.1	10	0.9	1,102	525,000	544,231
Year-to-date 2015	552	50.1	385	34.9	120	10.9	39	3.5	6	0.5	1,102	500,000	518,363
Ajax													
September 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	612,194
September 2015	5	16.7	15	50.0	10	33.3	0	0.0	0	0.0	30	625,000	610,477
Year-to-date 2016	4	3.9	51	50.0	47	46.1	0	0.0	0	0.0	102	630,000	627,834
Year-to-date 2015	123	39.5	109	35.0	73	23.5	6	1.9	0	0.0	311	540,000	549,554
Brock													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
September 2016	13	35.1	20	54.1	3	8.1	0	0.0	1	2.7	37	545,000	549,973
September 2015	10	62.5	4	25.0	2	12.5	0	0.0	0	0.0	16	-	490,273
Year-to-date 2016	135	44.7	152	50.3	7	2.3	6	2.0	2	0.7	302	500,000	509,848
Year-to-date 2015	212	71.6	67	22.6	14	4.7	3	1.0	0	0.0	296	400,000	442,555
Oshawa													
September 2016	13	37.1	20	57.1	1	2.9	0	0.0	1	2.9	35	540,000	543,486
September 2015	25	55.6	18	40.0	2	4.4	0	0.0	0	0.0	45	490,000	491,842
Year-to-date 2016	219	52.8	170	41.0	22	5.3	3	0.7	1	0.2	415	490,000	503,980
Year-to-date 2015	151	55.9	111	41.1	7	2.6	1	0.4	0	0.0	270	490,000	488,839
Pickering													
September 2016	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	815,827
September 2015	0	0.0	6	60.0	2	20.0	2	20.0	0	0.0	10	605,000	669,460
Year-to-date 2016	18	15.1	30	25.2	49	41.2	21	17.6	1	0.8	119	652,500	679,299
Year-to-date 2015	15	15.8	47	49.5	10	10.5	21	22.1	2	2.1	95	560,000	643,392
Scugog													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
September 2016	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	-	-
September 2015	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	-	429,689
Year-to-date 2016	22	52.4	13	31.0	4	9.5	3	7.1	0	0.0	42	450,000	477,943
Year-to-date 2015	16	80.0	4	20.0	0	0.0	0	0.0	0	0.0	20	-	429,689
Whitby													
September 2016	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	-	-
September 2015	1	11.1	2	22.2	3	33.3	2	22.2	1	11.1	9	-	789,963
Year-to-date 2016	41	33.6	27	22.1	36	29.5	12	9.8	6	4.9	122	585,000	607,280
Year-to-date 2015	35	31.8	47	42.7	16	14.5	8	7.3	4	3.6	110	540,000	602,343

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
September 2016	7	18.4	27	71.1	4	10.5	0	0.0	0	0.0	38	540,000	567,138
September 2015	29	49.2	27	45.8	3	5.1	0	0.0	0	0.0	59	515,000	534,281
Year-to-date 2016	189	27.6	399	58.2	80	11.7	15	2.2	2	0.3	685	550,000	557,009
Year-to-date 2015	347	62.2	163	29.2	39	7.0	4	0.7	5	0.9	558	470,000	497,309
Bradford West Gwillimbury													
September 2016	4	20.0	15	75.0	1	5.0	0	0.0	0	0.0	20	560,000	566,140
September 2015	18	40.0	25	55.6	2	4.4	0	0.0	0	0.0	45	555,000	541,923
Year-to-date 2016	42	16.0	210	79.8	10	3.8	1	0.4	0	0.0	263	575,000	574,309
Year-to-date 2015	116	57.1	74	36.5	7	3.4	1	0.5	5	2.5	203	485,000	525,388
Town of Mono													
September 2016	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	-	679,430
September 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	12	10.4	41	35.7	48	41.7	13	11.3	1	0.9	115	645,000	668,758
Year-to-date 2015	6	8.7	38	55.1	24	34.8	1	1.4	0	0.0	69	650,000	651,822
New Tecumseth													
September 2016	3	25.0	9	75.0	0	0.0	0	0.0	0	0.0	12	502,500	512,657
September 2015	7	70.0	2	20.0	1	10.0	0	0.0	0	0.0	10	490,000	499,890
Year-to-date 2016	131	45.5	140	48.6	16	5.6	0	0.0	1	0.3	288	505,000	500,469
Year-to-date 2015	185	76.8	49	20.3	5	2.1	2	0.8	0	0.0	241	425,000	444,939
Orangeville													
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2015	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	4	21.1	8	42.1	6	31.6	1	5.3	0	0.0	19	-	-
Year-to-date 2015	40	88.9	2	4.4	3	6.7	0	0.0	0	0.0	45	-	418,217
Toronto CMA													
September 2016	35	5.5	129	20.4	183	29.0	95	15.1	189	30.0	631	755,000	1,034,408
September 2015	61	12.2	77	15.3	107	21.3	67	13.3	190	37.8	502	820,000	1,167,831
Year-to-date 2016	558	8.1	1,693	24.7	1,653	24.1	1,115	16.3	1,838	26.8	6,857	750,000	958,341
Year-to-date 2015	1,001	17.9	1,469	26.3	924	16.5	812	14.5	1,387	24.8	5,593	690,000	915,499
Oshawa CMA													
September 2016	26	31.3	46	55.4	8	9.6	1	1.2	2	2.4	83	550,000	562,084
September 2015	36	51.4	24	34.3	7	10.0	2	2.9	1	1.4	70	497,500	529,813
Year-to-date 2016	395	47.1	349	41.6	65	7.7	21	2.5	9	1.1	839	505,000	524,345
Year-to-date 2015	398	58.9	225	33.3	37	5.5	12	1.8	4	0.6	676	477,500	487,054
Greater Toronto Area													
September 2016	54	7.9	149	21.7	187	27.3	97	14.1	199	29.0	686	745,000	1,020,087
September 2015	68	12.5	80	14.7	118	21.7	71	13.1	206	37.9	543	850,000	1,157,297
Year-to-date 2016	764	10.8	1,649	23.4	1,640	23.2	1,130	16.0	1,878	26.6	7,061	745,000	950,012
Year-to-date 2015	1,052	18.2	1,542	26.6	942	16.3	828	14.3	1,427	24.6	5,791	685,000	912,027

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2016						
Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	2,023,503	1,966,584	2.9	1,957,005	1,963,531	-0.3
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,629,958	1,287,500	26.6
North York	-	2,579,444	n/a	2,228,590	2,365,750	-5.8
Scarborough	-	840,000	n/a	-	749,667	n/a
York	-	-	n/a	-	-	n/a
York Region	1,007,047	983,313	2.4	1,021,131	984,125	3.8
Aurora	1,185,238	749,115	58.2	978,893	877,112	11.6
East Gwillimbury	-	557,490	n/a	583,121	567,310	2.8
Georgina Township	549,510	396,990	38.4	550,116	462,767	18.9
King Township	1,412,929	1,103,613	28.0	1,350,607	1,215,128	11.1
Markham	853,960	1,107,092	-22.9	919,710	917,216	0.3
Newmarket	706,928	-	n/a	759,988	773,543	-1.8
Richmond Hill	1,153,272	2,039,444	-43.5	1,652,888	1,218,090	35.7
Vaughan	1,935,996	995,662	94.4	1,147,541	1,134,065	1.2
Whitchurch-Stouffville	670,823	1,148,619	-41.6	857,565	763,002	12.4
Peel Region	754,869	892,082	-15.4	754,973	667,259	13.1
Brampton	628,028	720,722	-12.9	702,905	599,807	17.2
Caledon	698,748	-	n/a	714,828	665,701	7.4
Mississauga	1,597,641	1,113,421	43.5	1,529,761	1,311,677	16.6
Halton Region	954,912	1,782,606	-46.4	943,339	969,296	-2.7
Burlington	1,512,900	-	n/a	1,540,483	1,499,230	2.8
Halton Hills	775,953	788,156	-1.5	883,787	865,507	2.1
Milton	693,736	-	n/a	680,590	575,175	18.3
Oakville	978,022	2,578,166	-62.1	1,252,176	1,481,332	-15.5
Durham Region	570,204	554,311	2.9	544,231	518,363	5.0
Ajax	612,194	610,477	0.3	627,834	549,554	14.2
Brock	-	-	n/a	-	-	n/a
Clarington	549,973	490,273	12.2	509,848	442,555	15.2
Oshawa	543,486	491,842	10.5	503,980	488,839	3.1
Pickering	815,827	669,460	21.9	679,299	643,392	5.6
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	429,689	n/a	477,943	429,689	11.2
Whitby	-	789,963	n/a	607,280	602,343	0.8
Remainder of Toronto CMA	567,138	534,281	6.1	557,009	497,309	12.0
Bradford West Gwillimbury	566,140	541,923	4.5	574,309	525,388	9.3
Town of Mono	679,430	-	n/a	668,758	651,822	2.6
New Tecumseth	512,657	499,890	2.6	500,469	444,939	12.5
Orangeville	-	-	n/a	-	418,217	n/a
Toronto CMA	1,034,408	1,167,831	-11.4	958,341	915,499	4.7
Oshawa CMA	562,084	529,813	6.1	524,345	487,054	7.7
Greater Toronto Area (GTA)	1,020,087	1,157,297	-11.9	950,012	912,027	4.2

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

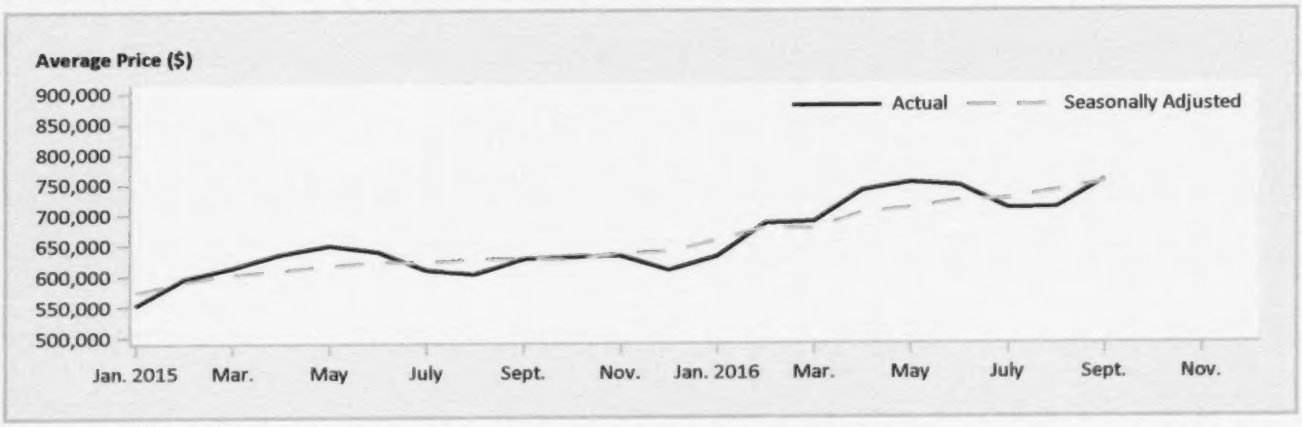


Figure 5.2a: MLS® Residential Sales for Toronto

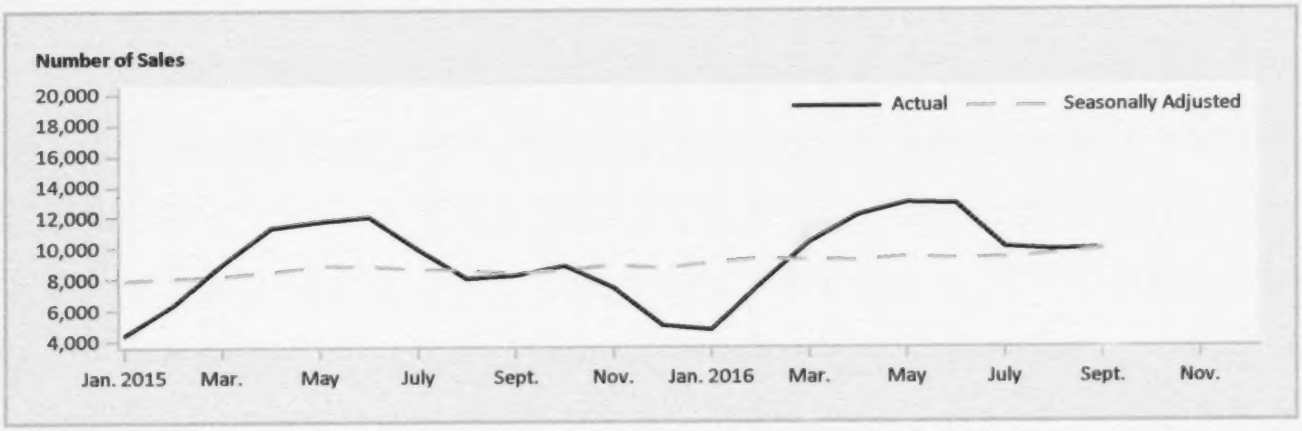
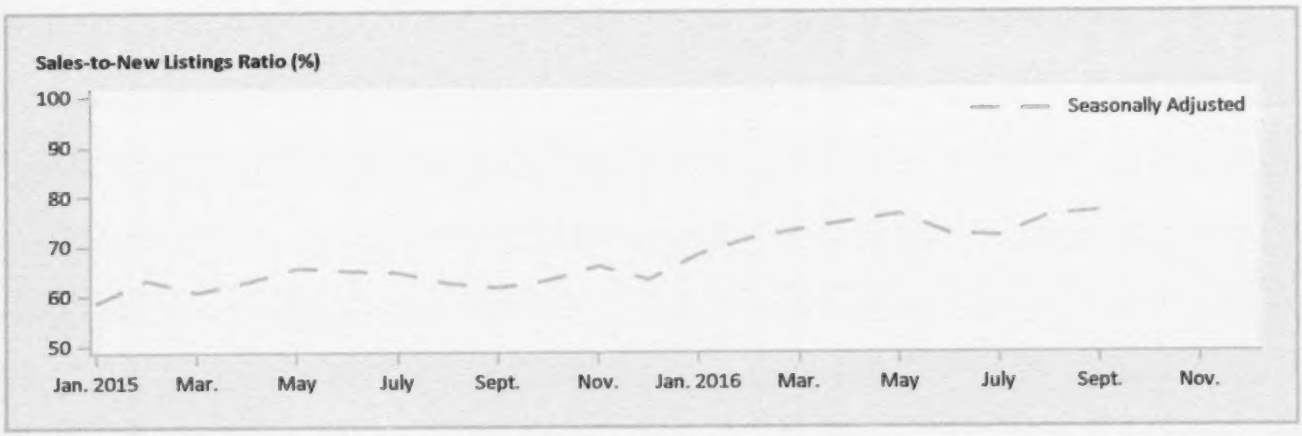


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

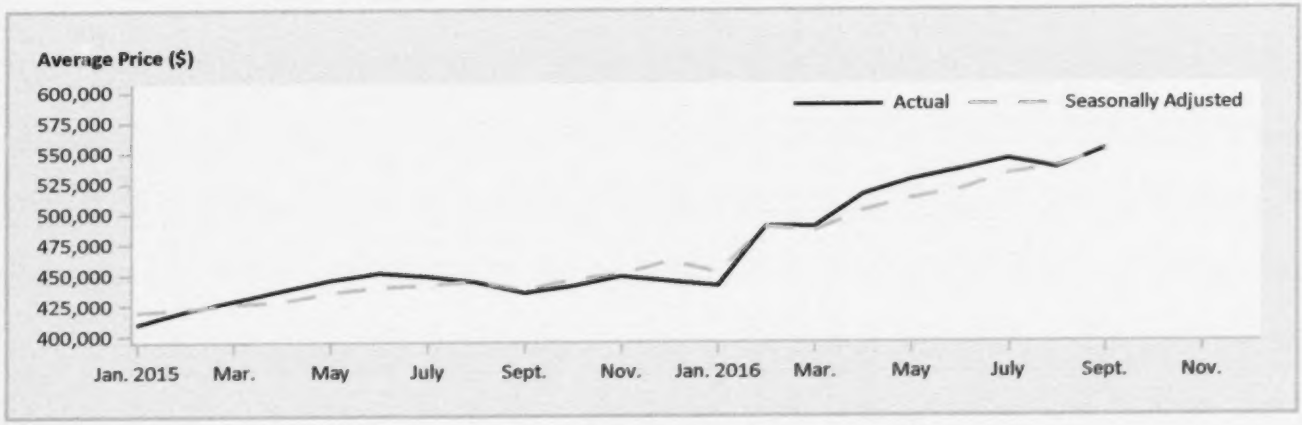


Figure 5.2b: MLS® Residential Sales for Durham Region

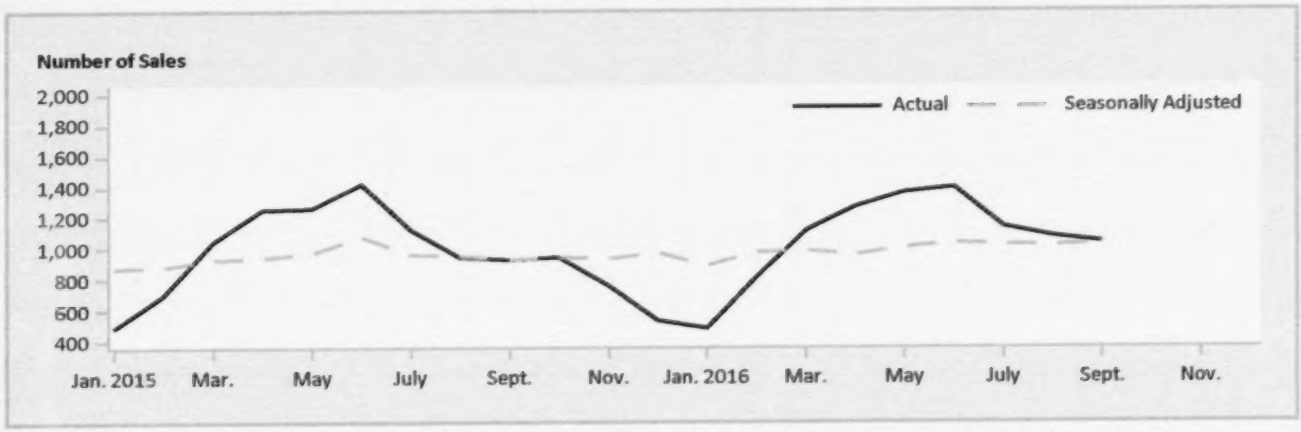
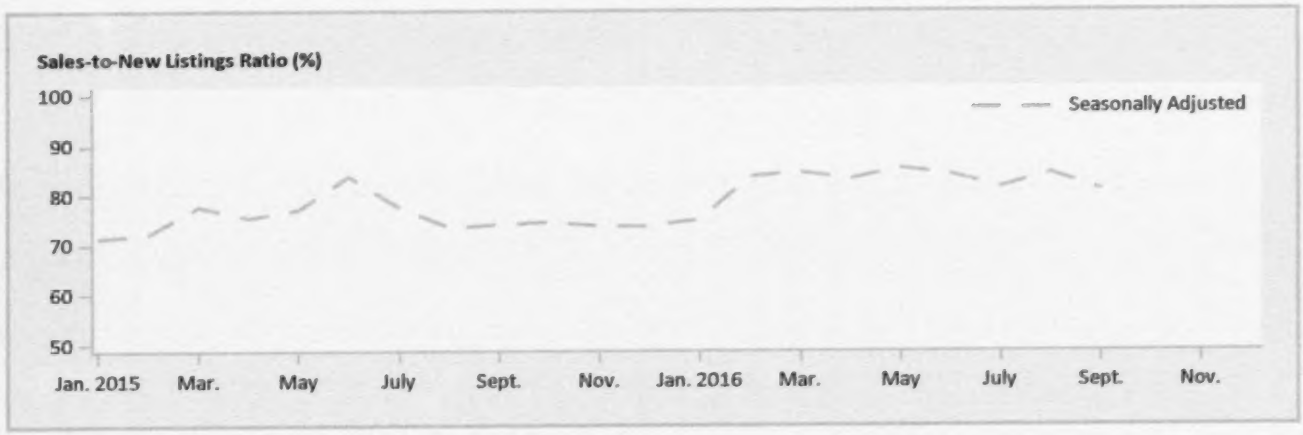


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA September 2016										
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64	133.7	131.5	3,238	6.7	67.0	985
	July	567	3.14	4.74	135.1	131.4	3,235	6.4	66.6	985
	August	567	3.14	4.74	136.0	131.1	3,222	6.5	66.3	989
	September	561	3.14	4.64		131.7	3,211	7.1	66.3	988
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
September 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64	133.7	131.5	212.5	6.4	69.6	964
	July	567	3.14	4.74	135.1	131.4	212.5	6.4	69.5	962
	August	567	3.14	4.74	136.0	131.1	213.4	6.9	70.1	963
	September	561	3.14	4.64		131.7	215.2	6.3	70.0	971
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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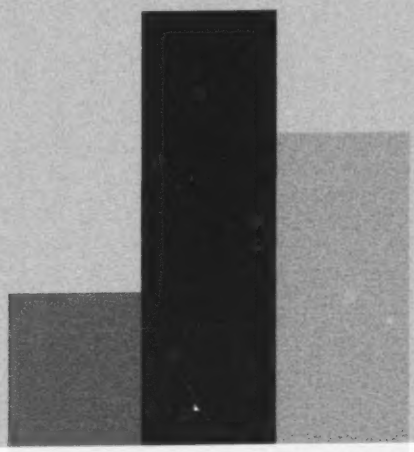

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